

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

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
- ❖ Presentation of Legal Bill Related to Supervisors Approaching Authorities on Behalf of the District (*see exhibit 18 below*)
- ❖ Consideration for Adoption Resolution 2025-12, Policy Posting the Governing of Signage (*see exhibit 19 below*)
- ❖ Discussion of Supervisors Interacting on Personal Time in Light of Florida Sunshine Statute
- ❖ Presentation & Discussion of Access to Primrose Estates (*see exhibit 20 below*)
- ❖ 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 for Acceptance of May 2025 Unaudited Financial Statements (included in the June 2025 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

B. Legal Counsel - Presentation of Legal Bill Related to Supervisors Approaching Authorities on Behalf of the District [EXHIBIT 18](#)

C. Legal Counsel - Consideration for Adoption Resolution 2025-12, Policy Posting the Governing of Signage [EXHIBIT 19](#)

D. Legal Counsel - Presentation & Discussion of Access to Primrose Estates [EXHIBIT 20](#)

E. Consideration for Acceptance the FY 2024 Audited Annual Financial Report [EXHIBIT 21](#)

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 22](#)

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		L												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. Pellan 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

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.

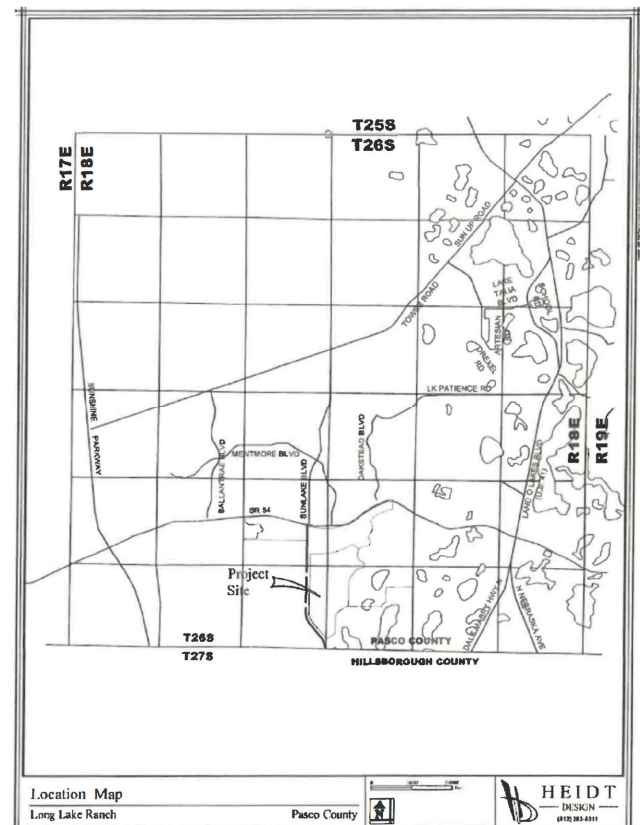
Additional Provisions

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

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

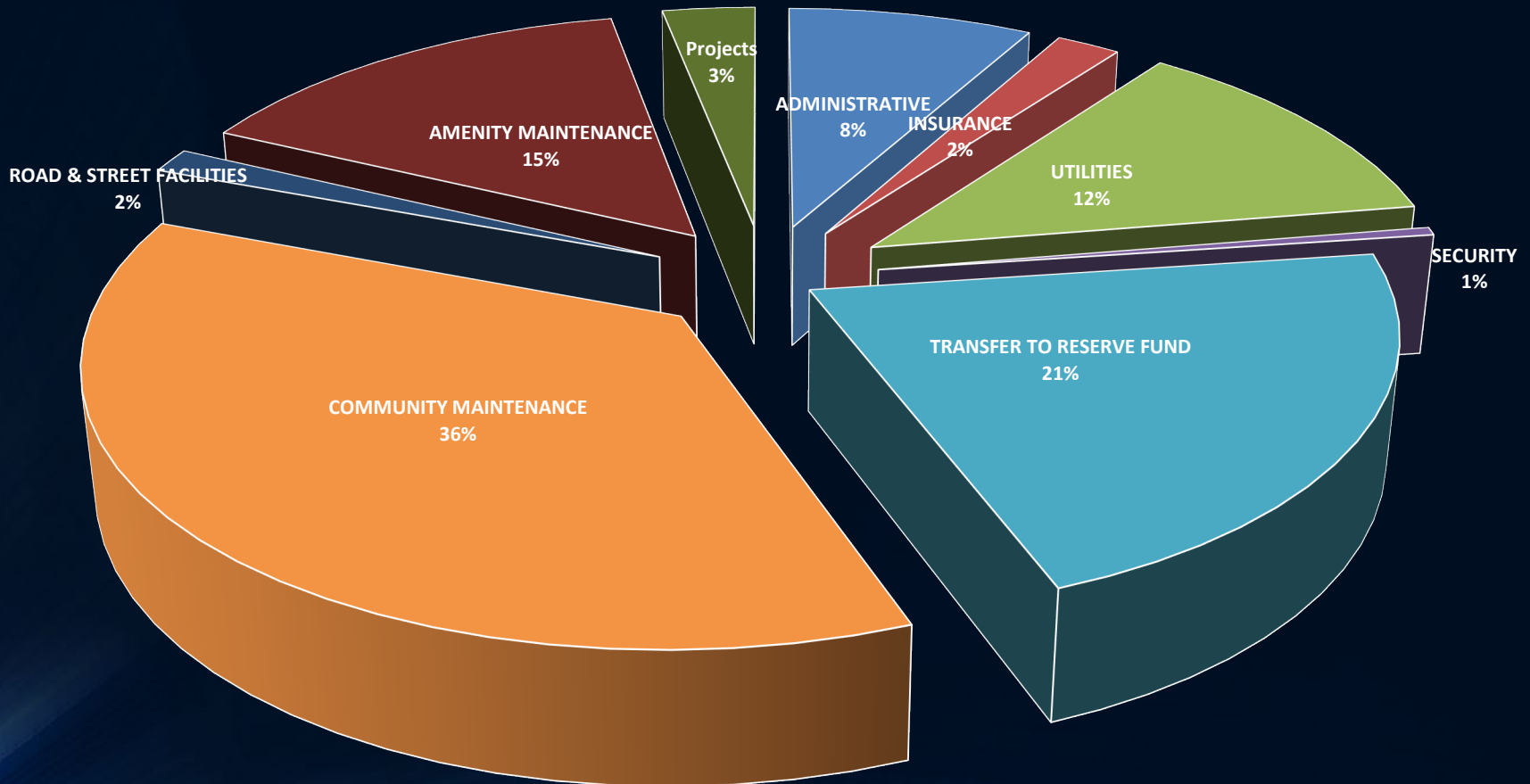
LONG LAKE RANCH CDD

Projected Fiscal Year 2026 Assessments

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT, GROSS ⁽²⁾					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 ⁽³⁾			
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

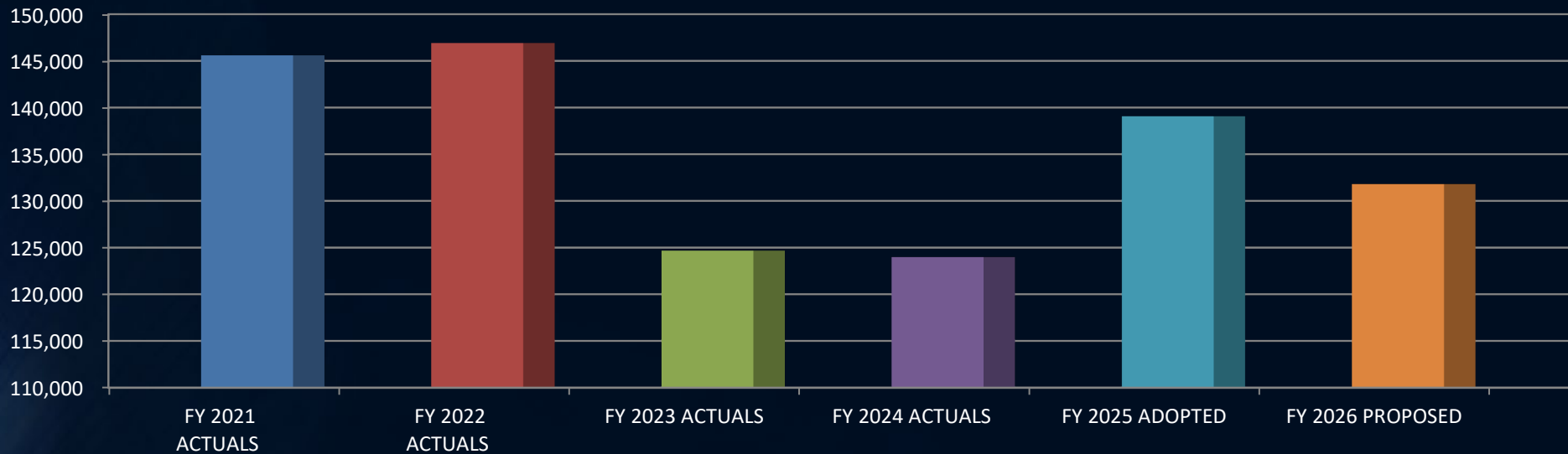
FY 2026 Expenditure Summary: \$1,635,231



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

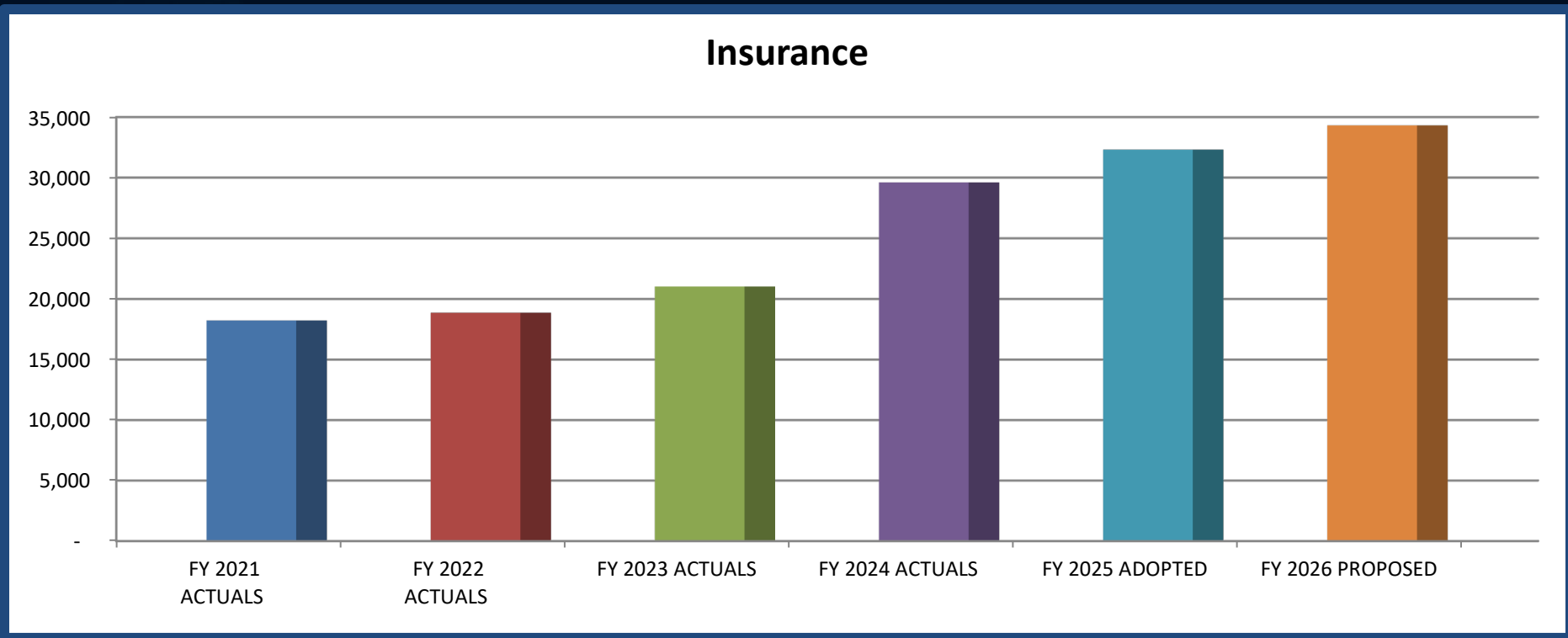
Increase of \$5,000 for District Counsel

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%

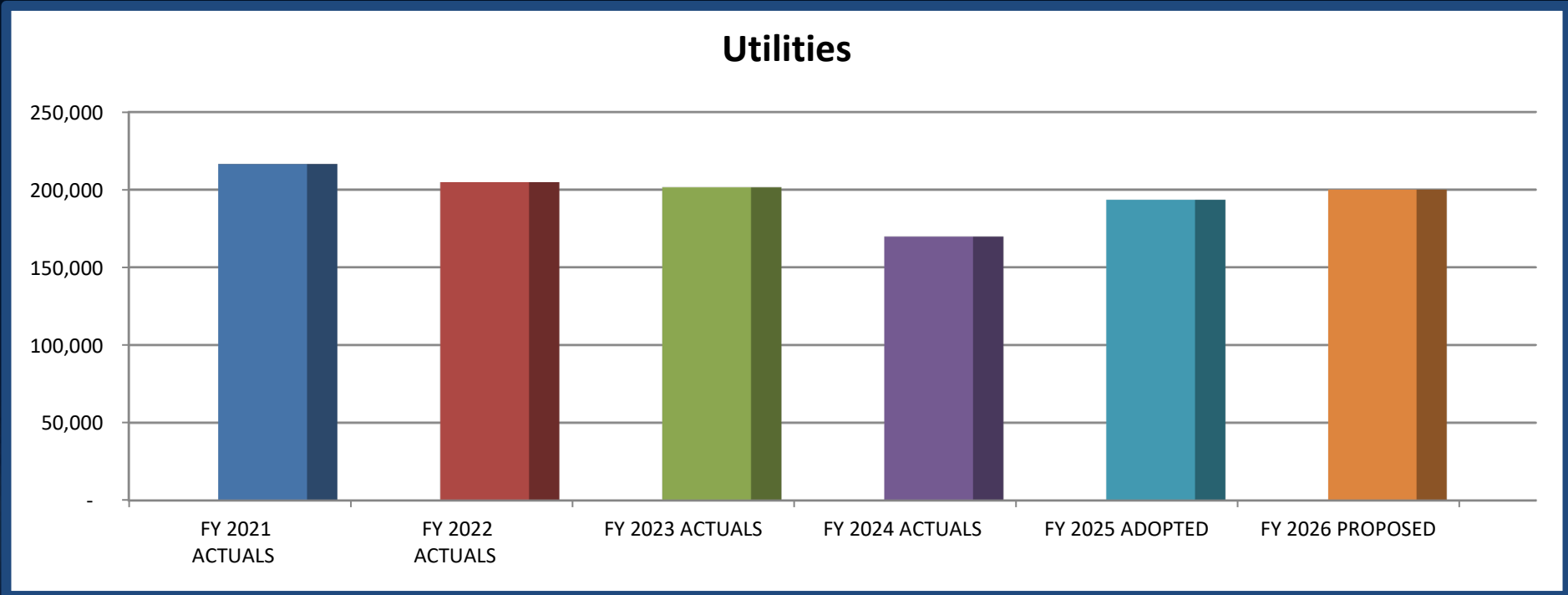
Increase of \$2,000

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

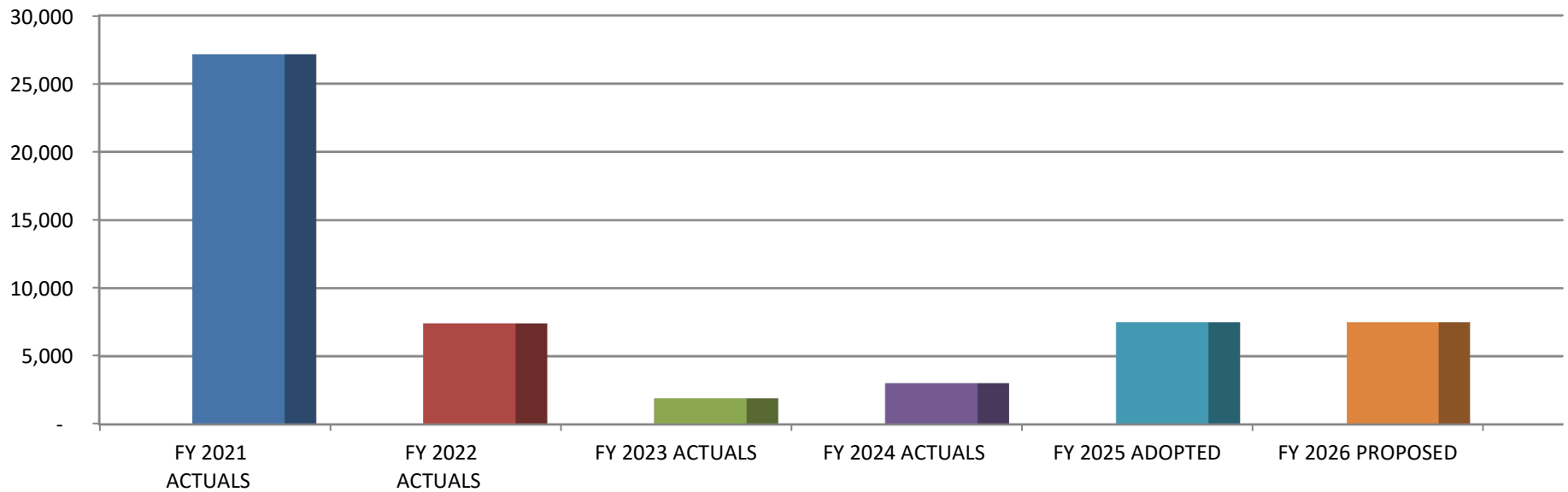
Highlights :

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

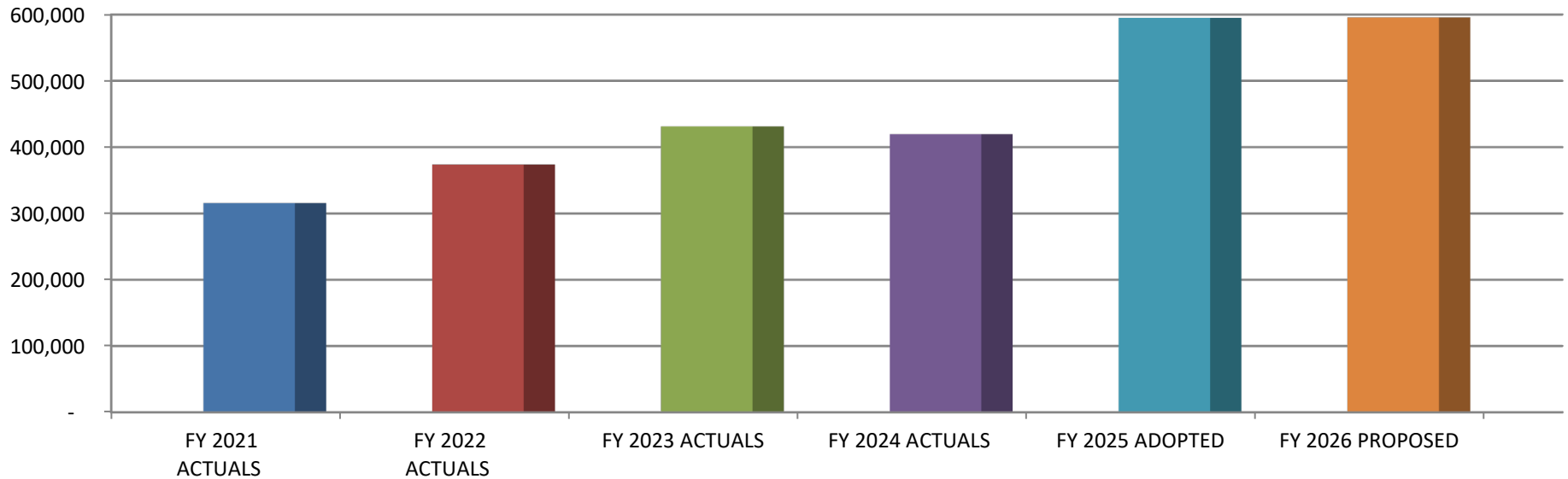
Highlights:

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:

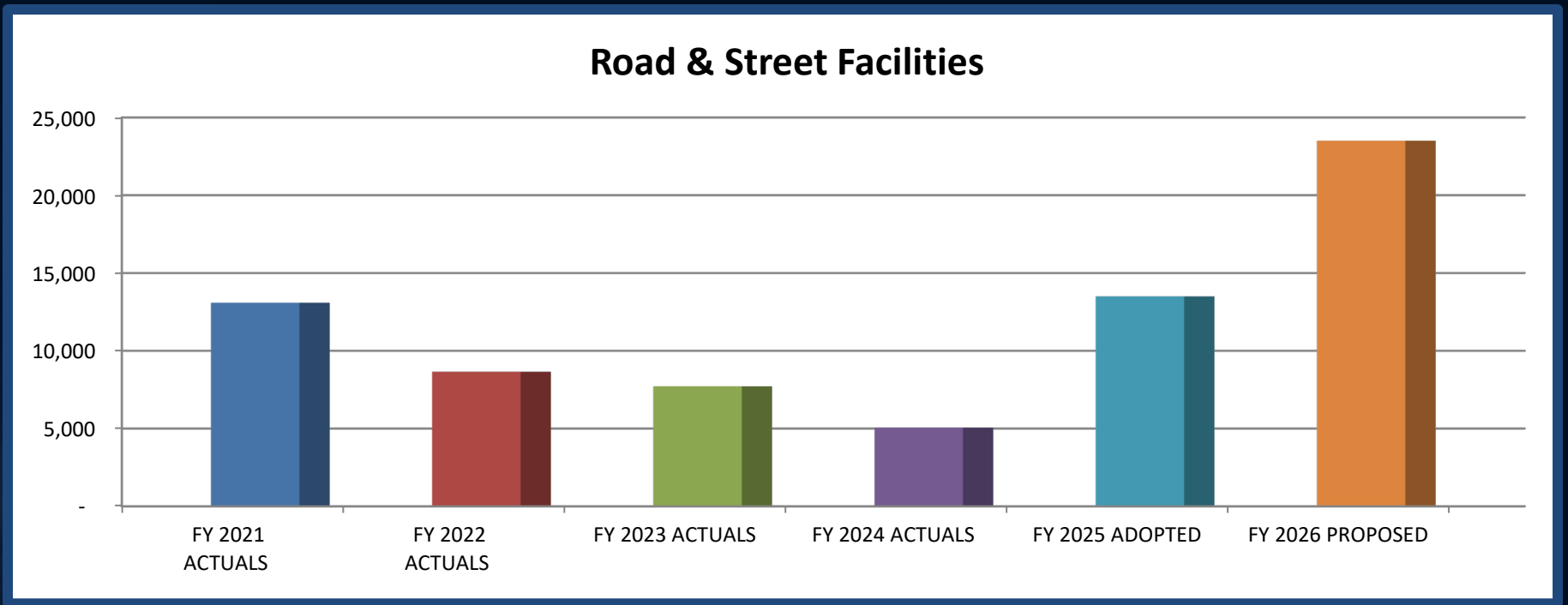
Decrease of \$2,000 in Volunteer Supplies as the community garden is no longer on going

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

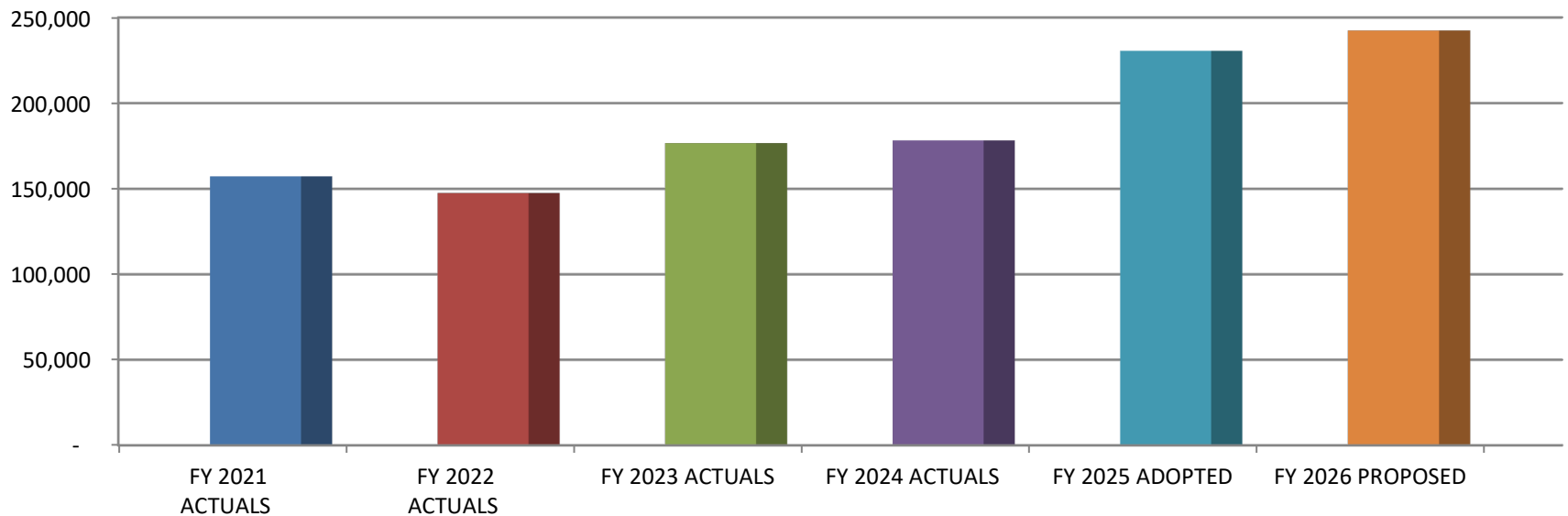
Highlights:

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:

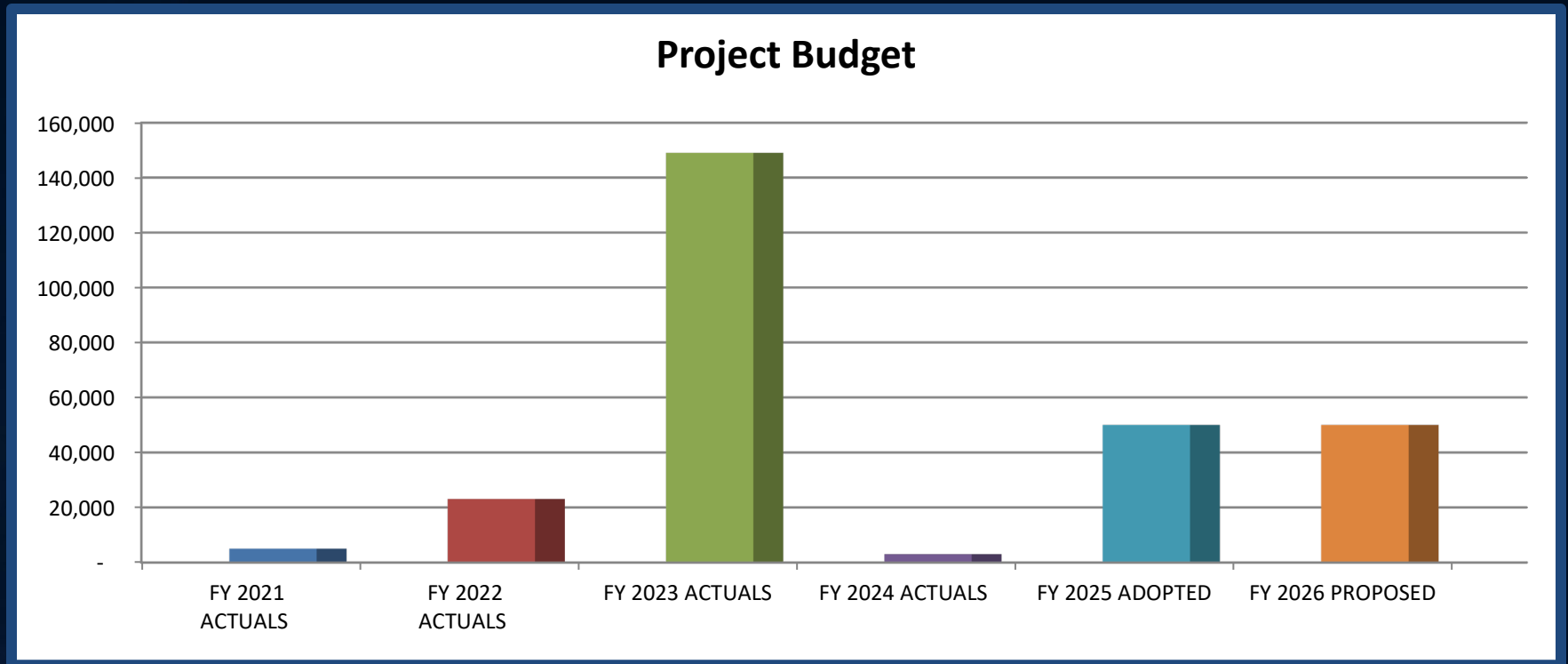
Increase of \$14,199 for Clubhouse Management to maintain sustainability in high quality team members

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?

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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	INSURANCE Total	21,029	29,610	32,313	31,032	34,313	2,000
46	UTILITIES						
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	UTILITIES Total	201,575	169,820	193,500	84,106	200,070	6,570
54	SECURITY						
55	SECURITY MONITORING SERVICES	-	-	-	-	-	-
56	SECURITY REPAIRS & MAINTENANCE	1,906	3,026	7,500	1,234	7,500	-
57	SECURITY Total	1,906	3,026	7,500	1,234	7,500	-
58	COMMUNITY MAINTENANCE						
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	COMMUNITY MAINTENANCE Total	431,254	419,696	595,046	273,606	595,673	627
81	ROAD & STREET FACILITIES						
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	ROAD & STREET FACILITIES Total	7,716	5,062	13,500	-	23,500	10,000

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

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

STATEMENT 4

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE REQUIREMENT

	SERIES 2014A-1	SERIES 2015A-1	SERIES 2016	TOTAL BUDGET
REVENUES				
NET SPECIAL ASSESSMENTS ⁽¹⁾				
DEBT SERVICES ASSESSMENTS				
NOV - MAY 2026	317,500	235,938	191,881	745,319
NET SPECIAL ASSESSMENTS ⁽¹⁾ Total	317,500	235,938	191,881	745,319
REVENUES Total	317,500	235,938	191,881	745,319
EXPENDITURES				
DEBT SERVICE REQUIREMENT				
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
DEBT SERVICE REQUIREMENT Total	104,100	80,319	57,600	248,769
EXPENDITURES Total	208,200	160,638	115,200	497,538

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

⁽¹⁾ 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 ⁽¹⁾	SERIES 2015A-1 DEBT SERVICE ⁽¹⁾	SERIES 2016 DEBT SERVICE ⁽¹⁾	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 ⁽²⁾					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 ⁽³⁾			
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%

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

⁽²⁾ 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.

⁽³⁾ 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 1st 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**

Secretary / Assistant Secretary

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 ⁽²⁾					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 ⁽³⁾			
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

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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	INSURANCE Total	21,029	29,610	32,313	31,032	34,313	2,000
46	UTILITIES						
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	UTILITIES Total	201,575	169,820	193,500	84,106	200,070	6,570
54	SECURITY						
55	SECURITY MONITORING SERVICES	-	-	-	-	-	-
56	SECURITY REPAIRS & MAINTENANCE	1,906	3,026	7,500	1,234	7,500	-
57	SECURITY Total	1,906	3,026	7,500	1,234	7,500	-
58	COMMUNITY MAINTENANCE						
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	COMMUNITY MAINTENANCE Total	431,254	419,696	595,046	273,606	595,673	627
81	ROAD & STREET FACILITIES						
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	ROAD & STREET FACILITIES Total	7,716	5,062	13,500	-	23,500	10,000

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

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

STATEMENT 4

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE REQUIREMENT

	SERIES 2014A-1	SERIES 2015A-1	SERIES 2016	TOTAL BUDGET
REVENUES				
NET SPECIAL ASSESSMENTS ⁽¹⁾				
DEBT SERVICES ASSESSMENTS				
NOV - MAY 2026	317,500	235,938	191,881	745,319
NET SPECIAL ASSESSMENTS ⁽¹⁾ Total	317,500	235,938	191,881	745,319
REVENUES Total	317,500	235,938	191,881	745,319
EXPENDITURES				
DEBT SERVICE REQUIREMENT				
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
DEBT SERVICE REQUIREMENT Total	104,100	80,319	57,600	248,769
EXPENDITURES Total	208,200	160,638	115,200	497,538

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

⁽¹⁾ 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 ⁽¹⁾	SERIES 2015A-1 DEBT SERVICE ⁽¹⁾	SERIES 2016 DEBT SERVICE ⁽¹⁾	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 ⁽²⁾					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 ⁽³⁾			
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%

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

⁽²⁾ 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.

⁽³⁾ 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.		

Name: Bill York

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

Tel: 727.48.8357



Black Chain link of 8'h

Demolition: None

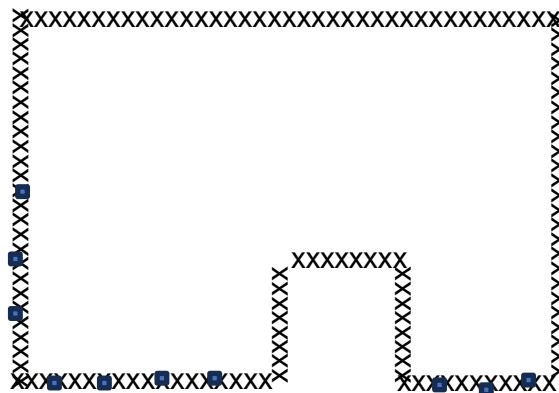
Installation/ Repair: Align/ level up to 10 posts w/ new concrete

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

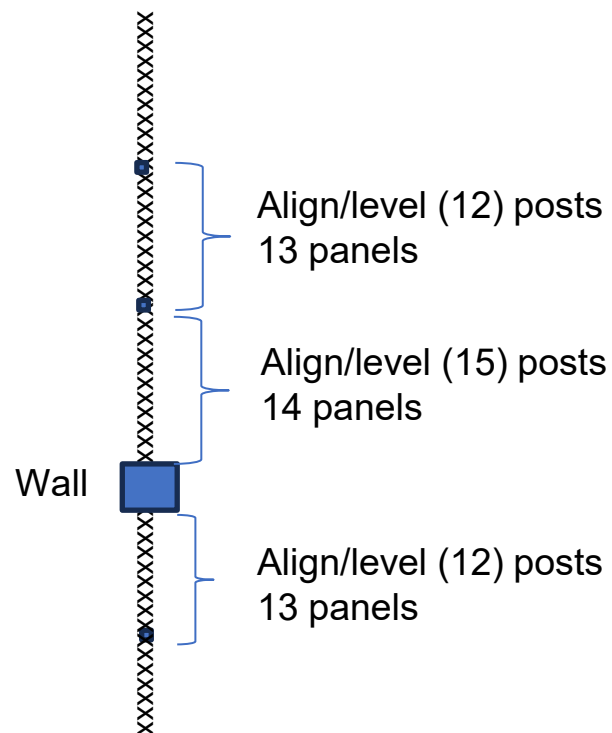


EXHIBIT 11

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 90th 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~~ ^{300,000} 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:

A. If to District:	Long Lake Ranch Community Development District 250 International Pkwy., Suite 208 Lake Mary, Florida 32746 Attn: District Manager
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With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
------------------------	---

B. If to the Contractor:	The Pool Doctor
---------------------------------	-----------------

6995 90th 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

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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



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THE POOL DOCTOR

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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

	General Fund	Reserve Fund	Debt Service 2014 Fund	Debt Service 2015 Fund	Debt Service 2016 Fund	Total
1 Assets:						
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 TOTAL ASSETS	1,735,582	1,581,574	554,248	256,907	191,093	4,319,404
17 Liabilities:						
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 TOTAL LIABILITIES	165,490	-	-	-	-	165,490
23 Fund Balance						
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 TOTAL LIABILITIES AND FUND BALANCE	\$ 1,735,582	\$ 1,581,574	\$ 554,248	\$ 256,907	\$ 191,093	\$ 4,319,404

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 Revenues:													
2 Assessments Levied													
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 Additional Revenue										-			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 TOTAL REVENUE	3,064	200,554	1,236,710	28,009	20,961	8,300	25,329	5,159	11,288	1,539,374	1,561,452	(22,078)	99%
17 Expenditures:													
18 Administrative													
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 TOTAL ADMINISTRATIVE	14,985	9,190	11,149	9,207	12,655	8,325	4,942	5,713	5,551	81,716	139,075	(57,359)	59%

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

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

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

	FY 2025 Approved Budget	FY2025 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- On Roll (NET)	\$ 317,500	\$ 318,978	\$ 1,478
3 Excess Fees	-	-	-
4 Interest Revenue	-	16,459	16,459
5 Total Revenues	317,500	335,437	17,937
6 <u>Expenditures:</u>			
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 Total Expenditures	317,500	329,975	12,475
14 Excess Expenditures Over (Under) Exp.	-	5,462	5,462
15 NET Change in Fund Balance	-	5,462	5,462
16 Fund Balance-Beginning	548,786	548,786	-
17 Fund Balance - Ending	\$ 548,786	\$ 554,248	\$ 5,462

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

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

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

	FY 2025 Approved Budget	FY2025 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- On Roll (NET)	\$ 191,881	\$ 193,031	\$ 1,150
3 Excess Fees	-	-	-
4 Interest Revenue	-	6,044	6,044
5 Total Revenues	191,881	199,075	7,194
6 <u>Expenditures:</u>			
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 Total Expenditures	189,600	200,644	11,044
14 Excess Expenditures Over (Under) Exp.	# 2,281	(1,568)	(3,849)
15 NET Change in Fund Balance	2,281	(1,568)	(3,849)
16 Fund Balance-Beginning	192,661	192,661	-
17 Fund Balance - Ending	\$ 194,942	\$ 191,093	\$ (3,849)

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)
<i>Adjusted Bank Balance</i>	2,442,056

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

**Check Register
FY2025**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
			Beginning balance			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		96034.81 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		287256 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	EOM			115,779.85	184,592.30	150,553.29
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	EOM			393,539.75	170,637.84	373,455.20
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

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



LONG LAKE RANCH

Long Lake Ranch CDD Community Development District

Summary Financial Statements (Unaudited)

May 31, 2025

Long Lake Ranch CDD
Balance Sheet
May 31, 2025

	General Fund	Reserve Fund	Debt Service 2014 Fund	Debt Service 2015 Fund	Debt Service 2016 Fund	Total
1 Assets:						
2 Operating Account-SS	\$ 1,207,197	\$ 1,278,815	\$ -	\$ -	\$ -	\$ 2,486,012
3 Money Market Account-ss	800,658	-	-	-	-	800,658
4 Operating Account - BU	504	-	-	-	-	504
5 Petty Cash	5,000	-	-	-	-	5,000
6 Trust Accounts						
7 Revenue Fund	-	-	227,128	131,573	95,613	454,314
8 Reserve Fund	-	-	316,600	117,969	89,541	524,110
9 Prepayment Fund	-	-	-	-	-	-
10 Accounts Receivable	800	-	-	-	-	800
11 Assessments Receivable-On Roll	3,279	-	689	512	417	4,897
12 Excess Fees - Receivable	-	-	-	-	-	-
13 Due from Other Funds	-	2,759	6,874	5,102	4,160	18,896
14 Prepaid Expenses	673	-	-	-	-	673
15 Deposits	61,859	-	-	-	-	61,859
16 TOTAL ASSETS	2,079,970	1,281,574	551,292	255,155	189,731	4,357,722
17 Liabilities:						
18 Accounts Payable	130,315	-	-	-	-	130,315
19 Sales Tax	-	-	-	-	-	-
20 Accrued Expenses	10,099	-	-	-	-	10,099
21 Deffered Revenue-On Roll	3,279	-	689	512	417	4,897
20 Due to Other Funds	18,895	-	-	-	-	18,895
22 TOTAL LIABILITIES	162,589	-	689	512	417	164,207
23 Fund Balance						
24 Non-Spendable	62,532	-	-	-	-	62,532
25 Assigned: Capital Reserves	287,256	1,281,574	-	-	-	1,568,830
26 Assigned:3-Month Operating Capital	210,242	-	-	-	-	210,242
27 Restricted for Debt Service	-	-	550,603	254,643	189,314	994,560
28 Unassigned	1,357,352	-	-	-	-	1,357,352
29 TOTAL LIABILITIES AND FUND BALANCE	\$ 2,079,970	\$ 1,281,574	\$ 551,292	\$ 255,155	\$ 189,731	\$ 4,357,722

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 through May 31, 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	FY2025 Total Actual Year to Date	FY2025 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
1 Revenues:												
2 Assessments Levied												
3 Assessments Levied (Net On-Roll)	\$ -	\$ 198,056	\$ 1,234,243	\$ 25,018	\$ 18,817	\$ 5,182	\$ 23,021	\$4,501.28	1,508,838	\$ 1,212,116	\$ 296,722	124%
4 Assessments Levied for General Fund Transfer to Res	-	-	-	-	-	-	-	-	-	300,000	(300,000)	0%
5 Early Payment Discount	-	-	-	-	-	-	-	-	-	-	-	0%
6 Assessments Excess	-	-	-	-	-	-	-	-	-	-	-	0%
7 Additional Revenue									-			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	2,308	658	17,883	-	17,883	0%
13 Advertisement Rental	-	-	-	-	-	-	-	-	-	-	-	0%
14 Misc Revenue	-	-	-	-	-	-	-	-	-	-	-	0%
15 Fund Balance Forward (removed)	-	-	-	-	-	-	-	-	-	47,896	(47,896)	0%
16 TOTAL REVENUE	3,064	200,554	1,236,710	28,009	20,961	8,300	25,329	5,159	1,528,086	1,561,452	(33,366)	98%
17 Expenditures:												
18 Administrative												
19 Supervisors-Regular Meetings	1,000	1,000	1,000	1,000	800	1,000	1,000	1,000	7,800	13,000	(5,200)	60%
20 Supervisors-Workshops	-	-	-	-	-	-	-	-	-	1,000	(1,000)	0%
21 Payroll Taxes (BOS)	-	61	107	168	138	77	-	77	628	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	13,333	20,000	(6,667)	67%
24 Administrative	833	1,421	834	834	834	833	833	833	7,254	10,000	(2,746)	73%
25 Accounting	833	834	834	834	834	833	833	833	6,667	10,000	(3,333)	67%
26 Assessment Roll Preparation	417	417	417	417	417	417	417	417	3,333	5,000	(1,667)	67%
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	(21,250)	47%
29 District Engineer	-	100	-	-	1,000	-	-	-	1,100	14,000	(12,900)	8%
30 Arbitrage Rebate Calculation	-	650	-	-	-	-	-	-	650	1,500	(850)	43%
31 Trustee Fees	7,336	-	3,367	-	-	-	-	-	10,703	12,014	(1,311)	89%
32 Bank Fees	-	-	-	-	-	-	-	60	60	150	(90)	40%
33 Auditing	-	-	-	-	-	-	-	-	-	3,700	(3,700)	0%
34 Regulatory Permits and Fees	175	-	-	-	-	-	-	-	175	175	-	100%
35 Property Taxes	-	-	-	-	-	-	150	-	150	250	(100)	60%
36 Legal Advertising	245	-	66	46	-	-	-	61	418	1,500	(1,082)	28%
37 Website Hosting	1,578	42	42	42	42	42	42	42	1,871	2,015	(144)	93%
38 TOTAL ADMINISTRATIVE	14,334	9,190	11,149	9,207	12,655	8,326	4,942	5,039	74,842	139,075	(64,233)	54%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 through May 31, 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	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	4,640	4,600	34,395	60,000	(25,605)	57%
44 Utilities-Streetlights	8,118	8,118	8,225	8,225	8,560	8,626	8,560	8,560	66,991	115,000	(48,009)	58%
45 Utilities-Water/Sewer	1,624	974	1,551	1,488	1,172	1,551	1,407	1,542	11,308	15,000	(3,692)	75%
46 Utilities-Solid Waste Assessment	-	-	-	-	-	-	-		-	1,500	(1,500)	0%
47 Utilities-Solid Waste Removal	120	120	120	120	120	120	120	120	961	2,000	(1,039)	48%
48 TOTAL UTILITIES	13,539	13,203	13,599	14,270	14,556	14,940	14,727	14,822	113,655	193,500	(79,845)	59%
49 Security												
50 Security Repairs & Maintenance	-	670	419	145	-	-	-		1,234	7,500	(6,266)	16%
51 TOTAL SECURITY	-	670	419	145	-	-	-		1,234	7,500	(6,266)	16%
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	-	-	-		2,113	5,000	(2,887)	42%
55 Aquatic Maintenance	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	19,680	29,520	(9,840)	67%
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	111,151	180,920	(69,769)	61%
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	-	-	-	-	-		11,792	90,760	(78,968)	13%
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	-	-		705	15,000	(14,295)	5%
68 Decorative Lights Maintenance	21,734	-	-	-	-	16,735	-		38,469	15,000	23,469	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	-	-	946	14,182	30,000	(15,818)	47%
72 TOTAL PHYSICAL ENVIRONMENT	87,628	30,002	16,994	27,298	77,988	33,697	46,545	17,491	337,642	595,046	(257,404)	57%

<p>Long Lake Ranch CDD General Fund Statement of Revenue, Expenditures and Change in Fund Balance For the Period of October 1, 2023 through May 31, 2025</p>												
	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	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	82,112	127,097	(44,985)	65%
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	25,600	40,000	(14,400)	64%
83 Dog Waste Station Supplies	-	-	-	-	-	-	-	-	-	5,460	(5,460)	0%
84 Amenity Maintenance & Repair	555	881	4,437	440	4,601	1,648	460		13,022	21,000	(7,978)	62%
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	-	-		5,293	2,000	3,293	265%
88 Pool Permits	-	-	-	-	-	-	-		-	1,000	(1,000)	0%
89 Communication (Tel, Fax, Internet)	377	377	377	397	410	410	410	410	3,166	5,000	(1,834)	63%
90 Facility A/C & Heating Maintenance & Rep.	-	-	-	-	-	-	-		-	2,000	(2,000)	0%
91 Computer Support, Maintenance & Repair	-	-	-	-	-	-	-		-	1,000	(1,000)	0%
92 Park & Playground Maintenance & Repair	-	-	340	-	195	273			808	6,600	(5,792)	12%
93 Pest Control	108	108	54	100	100	100	100	100	770	3,600	(2,830)	21%
94 Clubhouse Janitorial Supplies	340	249	276	192	18	99			1,174	3,000	(1,826)	39%
95 TOTAL PARKS & RECREATION	14,434	21,938	18,961	14,319	18,632	15,796	14,214	13,750	132,042	230,518	(98,476)	57%
96 Project Budget												
97 Capital Outlay	-	-	-	-	-	-	-		-	50,000	(50,000)	0%
98 TOTAL PROJECT BUDGET	-	-	-	-	-	-	-		-	50,000	(50,000)	0%
99 Total Expenditures	160,967	75,003	61,121	65,238	123,830	72,759	80,428	51,102	690,447	1,261,452	(571,005)	55%
100 Total Excess Expenditures Over (Under) Revenues	(157,903)	125,552	1,175,589	(37,229)	(102,869)	(64,459)	(55,099)	(45,943)	837,639	300,000	571,005	
101 Total Other Financing Sources (Uses)												
102 County Collection Costs	-	-	-	-	-	-	-		-	-	-	
103 Transfers In	-	-	-	-	-	-	-		-	-	-	
104 Transfers Out	-	-	-	-	-	-	-		-	(300,000)	(300,000)	
105 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-	-	-	-	(300,000)	(300,000)	
106 Fund Balance - Beginning	1,079,743	921,840	1,047,391	2,222,980	2,185,751	2,082,882	2,018,424	1,963,325	1,079,743	1,079,743		
107 Net Change In Fund Balance	(157,903)	125,552	1,175,589	(37,229)	(102,869)	(64,459)	(55,099)	(45,943)	837,639	-		

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 through May 31, 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	FY2025 Total Actual Year to Date	FY2025 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
108 Fund Balance - Ending-Projected	921,840	1,047,391	2,222,980	2,185,751	2,082,882	2,018,424	1,963,325	1,917,382	1,917,382	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 May 31, 2025

	FY 2025 Approved Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget Year-to-Date
1 Revenues:			
2 Special Assessments-On Roll (NET)	\$ -	\$ -	\$ -
3 Early Payment-Discount	-	-	-
4 Excess Fees	-	-	-
5 Interest & Miscellaneous	-	29,203	29,203
6 Total Revenues	<u>-</u>	<u>29,203</u>	<u>29,203</u>
7 Expenditures:			
8 Capital Improvement Plans (Pool)	-	-	-
9 Contingency	-	-	-
10 Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
11 Excess Expenditures Over (Under) Revenues	<u>-</u>	<u>29,203</u>	<u>29,203</u>
12 Other Financing Sources & Uses	##		
13 County Collection Costs	-	-	-
14 Transfers In from General Fund	300,000	50,000	(250,000)
15 Transfers Out	-	-	-
16 Increase in Reserve Fund Balance	(300,000)	(50,000)	(250,000)
17 Total Other Finances Sources & Uses	<u>-</u>	<u>-</u>	<u>-</u>
18 Net Change in Fund Balance	<u>-</u>	<u>29,203</u>	<u>29,203</u>
17 Fund Balance-Beginning	## 1,252,371	1,252,371	-
18 Fund Balance - Ending	<u>\$ 1,252,371</u>	<u>\$ 1,281,574</u>	<u>\$ 29,203</u>
19 Analysis of Fund Balance	##		
21 Assigned: Future Capital Improvements	## 1,178,776	1,206,574	
22 Assigned: Working Capital	75,000	75,000	
24 Fund Balance - Ending	<u>1,253,776</u>	<u>1,281,574</u>	
	##		

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 May 31, 2025

	FY 2025 Approved Budget	FY2025 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- On Roll (NET)	\$ 317,500	\$ 317,141	\$ (359)
3 Excess Fees	-	-	-
4 Interest Revenue	-	14,651	14,651
5 Total Revenues	317,500	331,792	14,292
6 <u>Expenditures:</u>			
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 Total Expenditures	317,500	329,975	12,475
14 Excess Expenditures Over (Under) Exp.	# -	1,817	1,817
15 NET Change in Fund Balance	-	1,817	1,817
16 Fund Balance-Beginning	548,786	548,786	-
17 Fund Balance - Ending	\$ 548,786	\$ 550,603	\$ 1,817

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 May 31, 2025

	FY 2025 Approved Budget	FY2025 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- On Roll (NET)	\$ 235,938	\$ 235,389	\$ (549)
3 Excess Fees	-	-	-
4 Interest Revenue	-	6,800	6,800
5 Total Revenues	235,938	242,189	6,251
6 <u>Expenditures:</u>			
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 Total Expenditures	231,788	233,738	1,950
14 Excess Expenditures Over (Under) Exp.	# 4,150	8,451	4,301
15 NET Change in Fund Balance	4,150	8,451	4,301
16 Fund Balance-Beginning	246,192	246,192	-
17 Fund Balance - Ending	\$ 250,342	\$ 254,643	\$ 4,301

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 May 31, 2025

	FY 2025 Approved Budget	FY2025 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- On Roll (NET)	\$ 191,881	\$ 191,920	\$ 39
3 Excess Fees	-	-	-
4 Interest Revenue	-	5,377	5,377
5 Total Revenues	191,881	197,296	5,415
6 <u>Expenditures:</u>			
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 Total Expenditures	189,600	200,644	11,044
14 Excess Expenditures Over (Under) Exp.	# 2,281	(3,347)	(5,628)
15 NET Change in Fund Balance	2,281	(3,347)	(5,628)
16 Fund Balance-Beginning	192,661	192,661	-
17 Fund Balance - Ending	\$ 194,942	\$ 189,314	\$ (5,628)

Long Lake Ranch CDD
Bank Reconciliation
For the Period of December 1, 2024 through May 31, 2025

Balance per Bank Statement	1,058
Plus: Deposits in Transit	-
Less: Outstanding Checks	(554)
<i>Adjusted Bank Balance</i>	504

Beginning Balance	1,286,604
Receipts	778,800
Disbursements	(2,064,900)
<i>Balance per Book</i>	504

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
			Beginning balance			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		96034.81 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		287256 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	EOM			115,779.85	184,592.30	150,553.29
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	10124ACH1	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).payable		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 Pellan	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	EOM			393,539.75	170,637.84	373,455.20
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	2,200,617.01
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	2,189,391.88
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: 620228398 (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	2,089,918.08
3/4/25	100132	RedTree Landscape Systems	Invoice: 202922 (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 D5 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

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. https://clientname(FILLIN).payableslockbo...	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
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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

1 0 1
42-52316

LONG LAKE RANCH CDD

Service Address: **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 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
Balance Forward	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
Total Current Transactions	1,366.25
TOTAL BALANCE DUE	\$1,366.25

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

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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

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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

1 0 1
42-52316

LONG LAKE RANCH CDD

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

Bill Number: 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 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
Balance Forward	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
Total Current Transactions	175.67
TOTAL BALANCE DUE	\$175.67

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

Please return this portion with payment



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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 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



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

6790 0107 NO RP 15 04152025 NNNNNNNN 01 999826

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 review your account, go to
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

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PAYING YOUR BILL

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

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

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

Billing Date:
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



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
Bundle Total		\$237.95



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$8.78
Federal USF Recovery Charge	\$3.30
Federal Excise Tax	\$0.40
Federal Taxes	\$12.48
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
State Taxes	\$10.13

Taxes and Fees Total **\$22.61**

Total current month charges **\$260.56**

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.





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

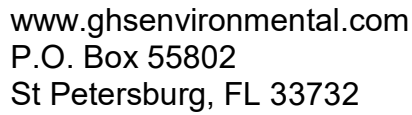
Caller Summary Report

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. THANK YOU FOR YOUR BUSINESS!		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
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 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
Balance Forward		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
Total Current Transactions		2,611.39
TOTAL BALANCE DUE		\$2,611.39

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at 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

☐ 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

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

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



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

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

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

1 0 1
42-52316

LONG LAKE RANCH CDD

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

Bill Number: 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 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
Balance Forward	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
Total Current Transactions	381.34
TOTAL BALANCE DUE	\$381.34

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at 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

☐ 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

Total Balance Due	\$381.34
Due Date	6/20/2025

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
Grounds Maintenance	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

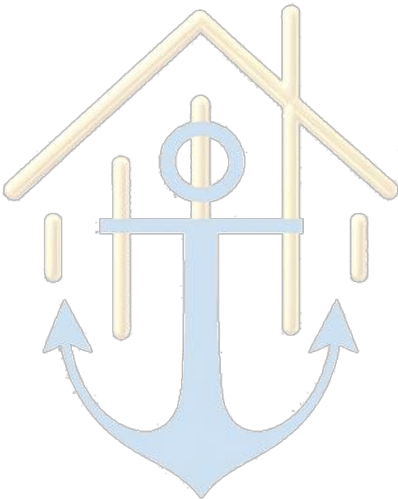
Number: 2

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
Tel.: 407-698-5350

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

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

To: James Paleveda <James@AnchorstoneMgt.com>

Cc: Patricia Thibault <Patricia@AnchorstoneMgt.com>; Anna Lyalina <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>
Sent: Monday, June 16, 2025 11:59 AM
To: Long Lake Ranch CDD <manager@longlakeranchcdd.com>
Cc: Patricia Thibault <Patricia@AnchorstoneMgt.com>; Anna Lyalina <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 ³	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 ⁴ 5/22/25-9/30/25
Amenity Manager (Full Time ¹ , 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 ²) 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 ¹)								
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 up to 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.

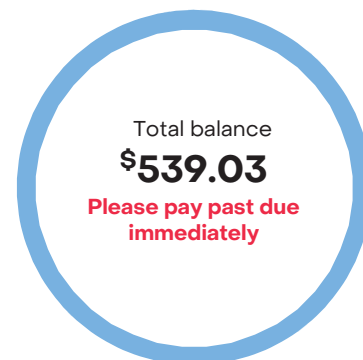
Bill history

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

Service summary

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

\$278.47 due Jun 09



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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 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

WAYS TO PAY YOUR BILL



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



Download the
MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

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



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
Bundle Total		\$237.95

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.

Avoid account suspension by paying your past-due balance immediately. Log in to frontier.com or use the MyFrontier app for latest balances and due dates.



One-Time Charges

	Late Payment Fee	\$17.91
One-Time Charges Total		\$17.91



Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	\$8.78
	Federal USF Recovery Charge	\$3.30
	Federal Excise Tax	\$0.40
Federal Taxes		\$12.48
	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
State Taxes		\$10.13
Taxes and Fees Total		\$22.61

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, windscreens, 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 the 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 a not-to-exceed amount of \$750 for flush-cut removal of a larger, hazardous tree near the monument and townhomes 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

The Board reviewed bridge remediation proposals: Bridge Painting Project Proposal - Go With the Best Painters - \$8,709 (Exhibit 8), WRB Painting LLC - \$5,950 (Exhibit 20), and Budget Painting & Water Proofing - \$8,995 (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 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's 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 (Remove existing dead plants, install 55 3-gallon Viburnum Suspensum, 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 Bridge Painting Project Proposal - Go With the Best Painters - \$8,709 (Exhibit 8) and Budget Painting & Water Proofing - \$8,995 (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 Bridge Painting Project Proposal - Go With the Best Painters - \$8,709 (Exhibit 8), WRB Painting LLC - \$5,950 (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



RE: Legal Bill for Pasco County Sheriff Matter



Sandy, Sarah R. <Sarah.Sandy@KutakRock.com>
To: Patricia Thibault
Cc: Wilbourn, David G.; hclawson20@gmail.com



Reply

Reply All

Forward



Wed 8/6/2025 11:06 PM

Time & cost below

7/16	0.5	\$152.50	Confer with Pasco County Sheriff's Deputy regarding District consent to file claim of property crime (0.1); confer with Clawson regard same (0.1); confer with Thibault regarding same (0.1); correspond with Thompson regarding same (0.2)
7/18	0.1	\$30.50	Confer with Pasco County Deputy (0.1)
TOTAL	0.6	\$183	

EXHIBIT 19

RETURN TO AGENDA



RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY GOVERNING POSTING OF SIGNAGE ON DISTRICT PROPERTY AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Long Lake Ranch Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes ("**Act**"), as may be amended, being situated in Pasco County, Florida; and

WHEREAS, the Act authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District desires to implement a policy governing posting of signage on District-owned Common Area as such term is defined in the District's Recreational Facilities and Parking Rules & Regulations as last amended and revised on November 7, 2024 (as may be amended from time to time, the "**Amenity Rules**"); and

WHEREAS, the District's Board of Supervisors ("**Board**") finds that it is in the best interests of the District to adopt by resolution certain standards regarding the use and placement of signage on Common Area (the "**Signage Policy**") for immediate use and application.

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

SECTION 1. The Signage Policy is hereby adopted pursuant to this resolution and shall remain in full force and effect until such time as the Board of Supervisors may amend this Resolution in accordance with the Act.

SECTION 2. The following policies govern the posting of signage on District-owned Common Area:

- a. The District's Amenity Rules provide that Common Area property may not be altered without the consent of the Board, District Manager, or Amenity Manager. In keeping with such rule and the District's aesthetic values, no signs shall be permitted to be posted on District Common Area without the consent of the Board, District Manager, or Amenity Manager.
- b. Upon notification or visual inspection of unauthorized signage, District staff shall promptly remove and dispose of such signage; provided however, District staff shall only be required to remove such signage as provided herein during its contracted hours.

SECTION 3. If any provision or part of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____ 2025.

ATTEST:

**LONG LAKE RANCH COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary / Secretary

Chairman, Board of Supervisors

EXHIBIT 20

RETURN TO AGENDA



TO: Board of Supervisors ("Board")
Long Lake Ranch Community Development District ("District" or "CDD")
FROM: Sarah R. Sandy
DATE: August 5, 2025
RE: District Access Rights in Primrose Estates

This memo provides a limited review¹ of the District's rights related to the District's property and improvements located in the portion of the District known as Long Lake Ranch Village 1B and more commonly referred to as the Primrose Estates neighborhood ("**Primrose Estates**").

Summary Answer

The tracts and facilities owned by the District within and/or adjacent to Primrose Estates are not intended for public access and/or recreational use by the District's residents, but instead are only intended to be used by the District as components of the District's Surface Water Management System ("**SWMS**") and/or landscaping. These permitted District uses are facilitated, in part, by an access easement over the gated portions of Roseate Drive granted to the District for the **limited purposes of maintaining, repairing, restoring, landscaping, and/or providing the District's SWMS**. Such easement does not permit public access or District access for recreational purposes.

Ownership Chart of Primrose Estate Tracts

Attached as **Exhibit A** is an ownership chart of the primary non-residential tracts within Primrose Estates (Long Lake Ranch Village 1B Plat; Plat Book 73, Page 140) ("**Ownership Chart**").

The SWMS within the District

IN GENERAL. As provided in the District's adopted Second Amended, Restated, and Supplemented Engineer's Report (2016 Project) dated June 29, 2016 ("**Engineer's Report**") and its Public Facilities Report dated October 24, 2018 ("**2018 PFR**"), the District owns and maintains the SWMS for the Long Lake Ranch development. The District's SWMS is a comprehensive system of 13 wet determination ponds, 11 floodplain mitigation ponds, 2 combined floodplain/wetland mitigation ponds, and wetland systems (for ease of reference all will be referred to herein as "**Ponds**"). As further described in the Engineer's Report, the purpose of the SWMS and the Ponds is to manage:

the water quality and quantity impacts associated with the Long Lake Ranch project, inclusive of Sunlake Boulevard, Long Lake Ranch Boulevard, other minor collector roadways, and the subdivision infrastructure components. These ponds will provide water quality treatment and stormwater runoff attenuation, designed in accordance with the Southwest Florida Water Management District's (SWFWMD) Basis of Review and the Pasco County Land Development Code, to address the project's impact to regional water quality and drainage.

PRIMROSE ESTATES. Seven (7) of these Ponds are located within the District's Tracts B-1 and B-2, and are within and/or adjacent to Primrose Estates ("**Primrose Ponds**"). Such Ponds are identified in the Pond Maintenance Map attached as **Exhibit B** ("**PM Map**").

- **Intended Use of the Primrose Ponds.** Of the documents reviewed, the only use and purpose

¹ Note, this memo is being providing pursuant to the Board's authorization at its July 8, 2024, meeting for District Counsel to conduct a preliminary review not-to-exceed \$1,000 of the District's access rights its ponds behind the Primrose Estates Gate. Given such limitations, this summary is based on only a cursory review of portions of certain relevant documents I was previously aware of; however, I am not able to guarantee the accuracy or completeness of the information provided herein and/or the effects of other information or documents of which I am not aware.

identified for these 7 Ponds is for drainage, wetland mitigation, and as components of the SWMS.² Additionally, none of the District owned property within or adjacent to Primrose Estates, including the 7 Ponds and landscape tracts, are identified or described as parks, recreational facilities and/or trails in the sections of the Engineer's Report or 2018 PFR describing the same.

- **Access to the Primrose Ponds.**
 - Pursuant to the HOA's Community Declaration for Long Lake Ranch, as supplemented and amended from time to time ("**HOA Declaration**"), the District has been granted certain easement(s) for the *limited purpose* of accessing, maintaining, repairing, restoring, landscaping, and/or providing the District's SWMS, which includes access to the Primrose Ponds.³ This easement does allow the District and its vendors that service the SWMS access to the portions of Roseate Drive located behind Primrose Estates' gates for the *limited purposes* identified above.
 - The District is not permitted to use such easements for any recreational purpose and/or to provide its residents or the public access to the Primrose Ponds.

Primrose Estates' Portions of Roseate Drive

The portions of Roseate Drive located behind the gate for Primrose Estates is a private, gated road that is owned by the Long Lake Ranch Master Association ("**HOA**"). Neither the construction nor the maintenance of such road was funded by the CDD. The only District rights related that I identified relating to the gated portions of Roseate Drive are identified above under "Access to Primrose Ponds." For more regarding the gated portions of Roseate Drive, please see the following excerpts from the Engineer's Report:

- *The private, gated roadway within Village 1, Parcel B, which is to be Developer-funded, will be conveyed to the Homeowners' Association (HOA) for ownership and maintenance.*
- *The District is providing supporting infrastructure for the residential portion of Long Lake Ranch. The 2016 Project includes approximately 5,450 linear feet (1.03 miles) of local roadway construction, along with associated supporting utilities and storm sewers. Please note that streets and storm sewer piping for Village 1, Parcel B, is not included in the District-funded subdivision infrastructure, as the entrance to Village 1 Parcel B is proposed to be gated. The Homeowners' Association will own and maintain this portion of roadway and its associate storm sewer system. **Note that water, sewer, and drainage features will still be District-funded, as the drainage system serves the District, and the water and sewer facilities will be dedicated to Pasco County and serve the residents within the District.***
- *Village 1, Parcel B, is gated. The private roadway behind the gate will be maintained by the homeowners' association.*

² Documents reviewed include Engineer's Report, 2018 PFR, Plat, and the HOA's Declaration of Covenants.

³ See HOA Declarations Section 25 and Section 26, including specifically subsections 26.1.2 and 26.1.4.

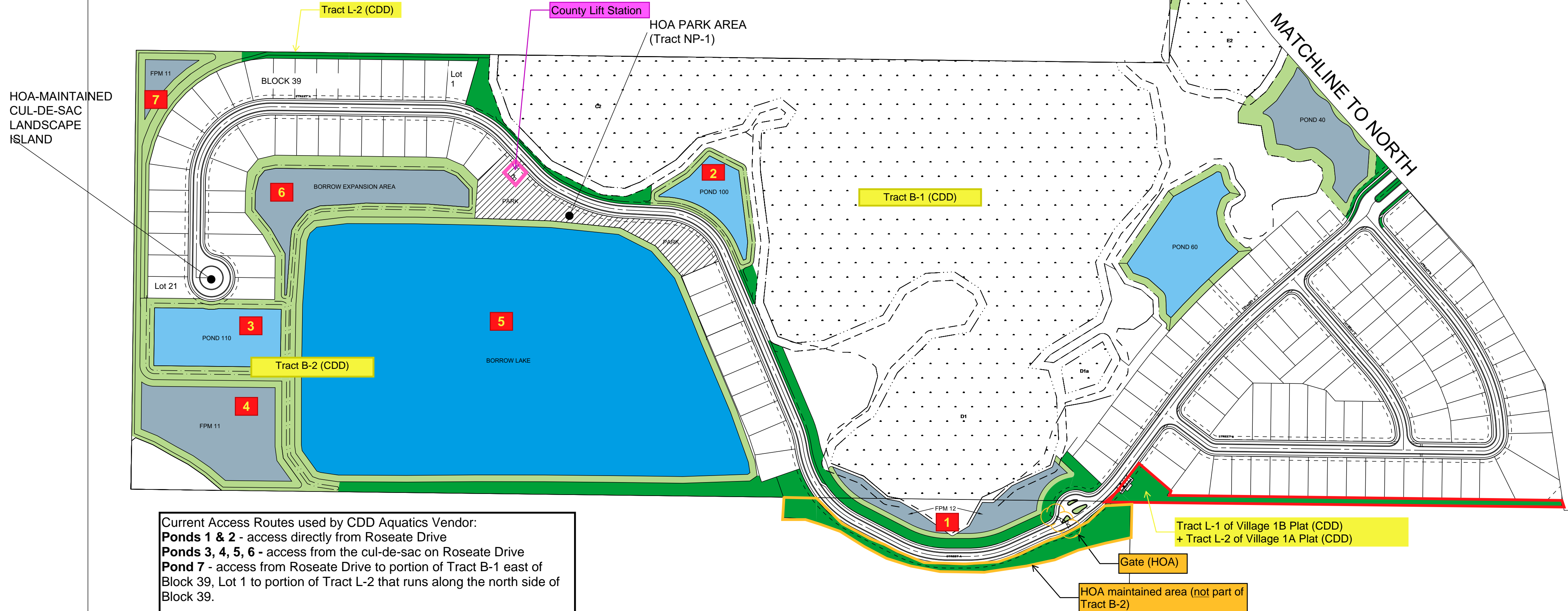
EXHIBIT A

Owner	Tracts	Plat Use Designation	Notes
HOA	Tract A	HOA (Non-County) Road Right of Way	<ul style="list-style-type: none"> • Roseate Drive • 50' Wide (3.7 Acres) • Platted Tract A inclusive of asphalt ROW; sidewalks; landscape island at end cul-de-sac • HOA owns and maintains all drainage facilities within Tract A (even if within a drainage easement)
CDD	Tract B-1	Drainage & Mitigation; Landscape and Access	<ul style="list-style-type: none"> • Very large (27.84 Acres) • Abuts additional CDD owned wetland and drainage tract of the LLR Village 1A Plat (Tract B-1 of that plat) • On PM Map: encompasses Ponds 1 & 2, the wetlands surrounding those ponds, and green space running along the north side of Roseate Dr up to Block 39 Lot 1 & Tract L-2
CDD	Tract B-2	Drainage & Mitigation; Landscape and Access	<ul style="list-style-type: none"> • Very large (34.98 Acres) • On PM Map: encompasses Ponds 3, 4, 5, 6, & 7 & the green space to the south Pond 5 that connects out to Roseate Drive
CDD	Trace L-1	Landscape, Buffer, & Wall	<ul style="list-style-type: none"> • On its own, very small triangle area to south of Roseate Dr. (96 Sq Ft) • Bordered on the south by Pasco/Hillsborough Co. line. • Abuts Tract L-2 of the LLR Village 1A Plat which runs (PM Map outlines the two tracts together)
CDD	Tract L-2	Landscape, Buffer, & Wall	<ul style="list-style-type: none"> • 25' Wide (0.37 Acres) • Starts behind green area portion of Tract B-1 to east of Block 39 Lot 1 (18341 Roseate Dr) and runs along all lots within Block 39 (Lots 1 - 21) • GHS uses to access FPM 11 (Pond 7 on PM Map)
HOA	Tract NP-1	Neighborhood Park, Landscape & Utility Easement	1.51 Acres
County	Tract P-2	Pump Station	0.06 Acres

EXHIBIT B

POND MAINTENANCE MAP

- RIGHT OF WAY, COMMON AREAS
TURF AND LANDSCAPE
- POND TOPS AND BANKS
MAINTAIN TO WATER LEVEL



LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

PUBLIC FACILITIES REPORT

Prepared for:



BOARD OF SUPERVISORS
Long Lake Ranch
Community Development District

Prepared by:



October 2, 2018

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1.0 PURPOSE & SCOPE

This report is submitted at the request of the Long Lake Ranch Community Development District (the District) to comply with the requirements of 189.08, Florida Statutes, regarding the submittal of a Special District Public Facilities Report. The intent of this report is to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion or replacement programs within the next five years.

2.0 GENERAL INFORMATION

The Long Lake Ranch Community Development District ("District") is located in Sections 27, 28, 33, and 34, Township 26 South, Ranch 18 East, in central Pasco County, Florida. The District consists of approximately 274 acres situated east of the extension of Sunlake Boulevard and approximately 125 acres situated west of the extension of Sunlake Boulevard. The legal description of the District is attached in Appendix A. Appendix B provides a Location Map while Appendix C contains the Master Plan.

The District provides on-site management of stormwater facilities and wetlands, monumentation of main and neighborhood entryways, landscaping of collector roads and common areas, neighborhood parks and recreational amenity areas, and roadways within Villages 6A, 8A and 8B. Other infrastructure improvements funded by the District including most roadways, water mains, sanitary pump stations, gravity sewer mains, sanitary force mains, and reclaimed water mains have been dedicated to Pasco County and accepted for operation and maintenance.

The District consists of Villages 1-4, 6, and 8 containing a total of 850 platted residential lots and amenity centers that were constructed in multiple phases as shown in Table 1 below. As of the date of this report, all of the infrastructure improvements contemplated in the Capital Improvement Plan described in the approved Engineer's Report (*Long Lake Ranch Community Development District Amended, Restated, and Supplemented Engineer's Report, 2016 Project*) have been completed except for the top lift of asphalt within Village 8.

Table 1. LONG LAKE RANCH PRODUCT DISTRIBUTION									
Parcel Identification			Product Size						TOTALS
Village No.	Parcel No.	Parcel Designation	Townhomes	Villas	45' X 120'	55' X 120'	65' X 120'	75' X 150'	
Sunlake Blvd Phase 1B									
Phase 1 Amenity Center									
2	C-1	2C-1				15	13		28
2	C-2	2C-2				38			38
2	D-1	2D-1					12		12
2	D-2	2D-2				46	8		54
Sunlake Boulevard Phase 2									
Phase 2 Amenity Center									
2	A-1	2A-1			44				44
2	A-2	2A-2			29				29
2	B-1	2B-1	2		2	14	2		20
2	B-2	2B-2				23			23
2	E	2E			11	8			19
8	A	8A	62						62
8	B	8B	52						52
1	A	1A				62	27		89
1	B	1B					49		49
3	A	3A				31			31
3	B	3B					18		18
3	C	3C				26			26
3	D	3D					18		18
3	E	3E				37			37
3	F-1	3F-1					11		11
3	F-2	3F-2					2		2
4	N/A	4			61				61
6	A	6A	83						83
6	B	6B			28	16			44
UNIT TOTALS			199	0	175	316	160	0	850

2.0 COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES

As noted above, the District owns and is responsible for the operation and maintenance of the stormwater facilities and wetlands, monumentation of main and neighborhood entryways, landscaping of collector roads and common areas,

neighborhood parks and recreational amenity areas, and roadways within Villages 6A, 8A and 8B.

TRANSPORTATION SYSTEM

The District is responsible for the pavement, curbs, sidewalk, and underdrains to support the non-County maintained roadway system within Villages 6A, 8A, and 8B (aka the townhomes) as well as the sidewalks and underdrain within the Public rights of way. The District roadways are classified as “Type 2” based on the number of units they serve.

As the picture shows, the final lift of asphalt has not been installed within Village 8 but is currently bonded. The final lift is proposed to be installed upon completion of building construction.



Photograph 1. Typical townhouse street.

Street lights are owned and maintained by Duke Energy but leased by the District.

SURFACE WATER MANAGEMENT SYSTEM

Both Pasco County and the Southwest Florida Water Management District (SWFWMD) regulate the design criteria for the District's stormwater management system. The approved stormwater management system consists of numerous detention ponds, as well as floodplain and wetland mitigation ponds, which are

integrated with existing wetland systems. Within the District, there are 13 detention ponds, 11 floodplain mitigation ponds, and 2 combined floodplain/wetland mitigation ponds. The ponds have been sized to compensate for any floodplain encroachment within the Project or have the capacity to treat and attenuate stormwater runoff from the Project.



Photograph 2. Example of a detention pond.

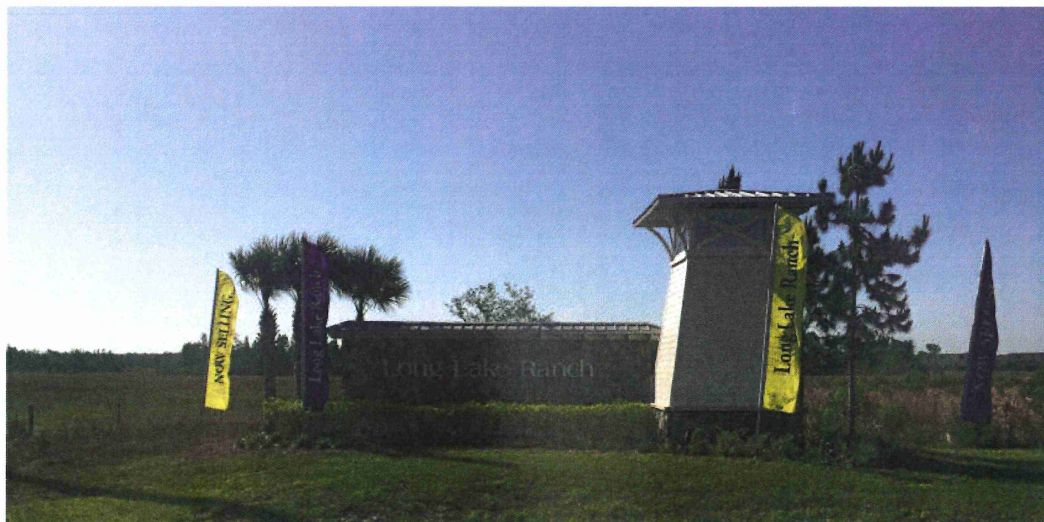
Construction of the District's on-site stormwater management system is currently complete. The District owns and is responsible for maintaining those portions of the currently constructed stormwater management system that are outside of the public right-of-ways. Pasco County remains responsible for stormwater curbs, inlets, and piping in the public rights-of-way of all County-dedicated streets.



Photograph 3. Example of a wetland mitigation facility.

MAIN ENTRY MONUMENTS

Four main entry monuments have been completed announcing the arrival to the Long Lake Ranch community. The largest is located near the intersection of Sunlake Boulevard and S.R 54 and is shown in Photograph 4 below.



Photograph 4. SR 54 & Sunlake Boulevard entry monument & landscaping

The monument near Sunlake Boulevard and Long Lake Ranch Boulevard consists of signs on each side of the roadway in front of a decorative wall along the east side of Sunlake Boulevard and along Long Lake Ranch Boulevard. Photograph 5 shows the sign on the south side of Long Lake Ranch Boulevard with the wall in the background. A mirror of this sign is located on the north side of the roadway.



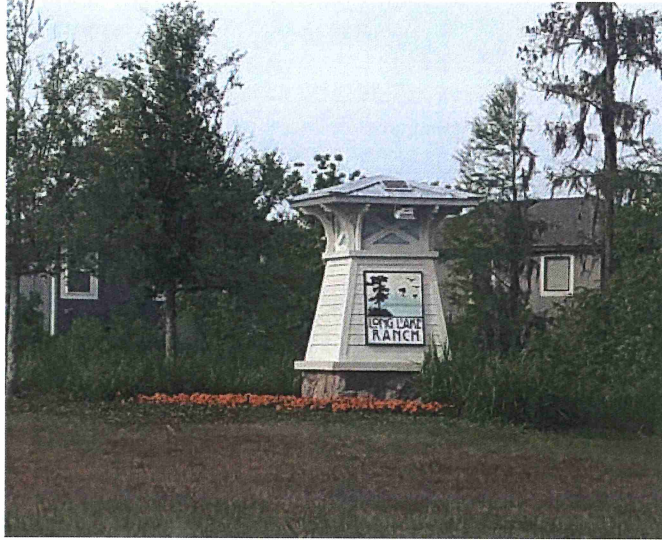
Photograph 5. Sunlake & Long Lake Ranch Boulevards entry sign & landscaping

The Serenoa Drive entry monumentation consists of an entry sign in the median and landscaping. This monumentation is located within District owned tracts.



Photograph 6. Serenoa Drive at Nightshade Drive entry monument & landscaping

The fourth monument is located on the east side of Sunlake Boulevard, south of Village 4 and is shown in Photograph 7 below.



Photograph 7. Entry sign & landscaping near the Hillsborough County line along Sunlake Boulevard

NEIGHBORHOOD ENTRY MONUMENTS

There are numerous neighborhood entry monuments that are maintained by the District. Locations of these monuments are at the entrance to Villages 1A, 4, 2C-1, 2A-1, 2B-1, 6A & 8A. These monuments are also located within District owned tracts.



Photograph 8. Typical neighborhood entry sign

NEIGHBORHOOD PARKS, RECREATION FACILITIES, AND TRAILS

The neighborhood has several public recreation facilities that consists of a Community Amenity Center, the Townhome Amenity Center, a Trail and Boardwalk system, and Open Space.

Community Amenity Center: The community amenity center is the main recreation facility for Long Lake Ranch. The facility was designed to serve 586 units and consists of the following:

- 2,500 square foot clubhouse,
- large playground,
- an open play field,
- a pool,
- picnic areas,
- two half basketball courts,
- pickleball and tennis courts, and
- a dog park.



Photograph 9. Pool at the Community Amenity Center



Photograph 10. Dog Park at the Community Amenity Center

Townhouse Amenity Center: The townhouse amenity center is a secondary recreation facility for Long Lake Ranch. The facility consists of a pool, a cabana building, and open space as shown in the photo below and was designed to serve 285 units.



Photograph 11. Townhouse Amenity Center

Trails and Boardwalk System: Within the community, there is a trail system that can be accessed from the community amenity center along with several locations around the central lake within Long Lake Ranch. The system is mostly an 8' wide concrete walk with a boardwalk near the roundabout at Serenoa and Nature View Drives.



Photograph 12. Boardwalk.



Photograph 13. Concrete Walk

Open Space: In addition to these recreational amenities, there are several public open spaces, preserving natural trees and vegetation. These areas can be accessed by the pedestrian pathways within the community.

The facilities will be open to the residents of the District, which will pay for the use of the facilities through non-ad valorem assessments levied by the District, and to other members of the general public on a rate scale basis, which may be on an annual fee or per use basis as determined by the District.

LANDSCAPE AND IRRIGATION

The District presently maintains certain landscape amenities and associated irrigation facilities within the Development. These facilities include entry monument landscaping, common area landscaping, surface water management and treatment area landscaping.

Common Area Landscaping: Portions of the roadway network and stormwater management facilities have been landscaped consistent with the theme of the Development.

As described previously in this report, the individual neighborhoods are identified with specific signage. Walls or fences in combination with landscape berms have been used to buffer the neighborhoods from the adjacent collector roadways. Landscaping is provided by the District in and around these entry monuments and walls.

Other common space including the amenity centers, along the trail system, and open space areas also contain District Landscaping.

Common Area Irrigation System: The common landscaping areas described above will be irrigated with a common system of irrigation distribution lines.

4.0 GOVERNMENTAL ACTIONS

Pasco County granted a Development Order for the Long Lake Ranch DRI (DRI #247) in February 2004. Updates to the Development Order have been made since 2004, with the latest being the Notice of Proposed Change (NOPC) that was approved by the Pasco County Board of County Commissioners on amended November 25, 2008. The area of the DRI and subsequent zoning approvals include lands within and outside of the District limits.

In June 2004, Pasco County approved the first Master Planned Unit Development (MPUD) under Rezoning Petition No 6171. Subsequent modifications within the District boundaries to the MPUD have occurred, with the most recent modification under Rezoning Petition No 7307 in May 2018 affecting lands outside of the District boundaries. Not all of the modifications have pertained to lands within the District. Table 2 shows the MPUD rezoning petition numbers, approval dates, and a brief description of the modification.

Table 2. MASTER PLANNED UNIT DEVELOPMENT (MPUD) REZONING		
Petition No	Date	Description
6821	11/25/2008	The BCC approved a substantial modification to the MPUD, Rezoning Petition No. 6171, reducing retail uses, increasing office and multifamily. Hotel was added as a use, parcels and roads were relocated and the overall number of dwelling units increased from 1,941 to 2,146.
ZN11-175	04/20/2011	The Zoning/Code Compliance Administrator approved a non-substantial

		modification to the MPUD, modifying boundary lines between Villages 2 and 6, and adding Village 8
6991	10/08/2011	The BCC approved a substantial modification to the MPUD, Rezoning Petition No. 6821, utilizing the adopted land use equivalency matrix, re-distribution of units, creation of village sub-phases, introduction of a new attached product, and the relocation of the Upland Habitat Protection Area
PDD13-1191	06/28/2013	The Zoning Administrator/Assistant Planning and Development Administrator approved a non-substantial modification to the MPUD, Petition No. 6991, to reduce the number of units in Village 2C, 2D, 3G, to increase the number of units in Village 8, and to introduce a new single-family attached 8-unit townhouse product.
PDD14-894	05/15/2014	The Zoning Administrator/Assistant Planning and Development Administrator approved a non-substantial modification to the MPUD, Rezoning Petition No. 6991, to reduce the number of units in Village 21E, 6B, 3G and converted Multi-Family units to Single-Family units utilizing the Land Use Equivalency Matrix
PDD15-707	03/06/2015	The Zoning Administrator/Assistant Planning and Development Administrator approved a non-substantial modification to the MPUD, Rezoning Petition No. 6991 to reduce the number of units in Village 3 from 205 to 197, to increase the number of units in Village 6 from 158 to 166, and to reduce the setback for Single-Family Attached (Townhouse) units on corner lots where there is more than one front, one front-yard setback may be reduced to 10 feet.
PDD16-306	12/28/2015	The Zoning Administrator/Assistant Planning and Development Administrator approved a non-substantial modification to the MPUD, Rezoning Petition No. 6991 to reduce the number of units in Village 3 from 197 to 186, and to increase the number of units in Village 4 from 50 to 61. This modification was only for the portion of the MPUD for Long Lake Ranch (LLR), LLC's property which is Village 1, 2, 3, 4, 6 and 8. No changes were made on any other area outside of LLR, LLC's property.

While the Project has been permitted and constructed under the provisions outlined within the DRI, the DRI was rescinded at a meeting of the Pasco County Board of County Commissioners on July 10, 2018.

The District was established by the state of Florida pursuant to Chapter 190, F.S., on January 14, 2013. Construction has occurred in all Villages shown in Table 1. The related county acceptance of public infrastructure has been issued following completion of the related work. No additional permit approvals are needed as the Project is substantially complete.

5.0 PROPOSED EXPANSIONS

The District currently does not anticipate expanding its geography. However, at the time of this report, the District is platting Daggerwing Boulevard, which is the final infrastructure item within the Development. There is no further expansion of District infrastructure, within the next seven (7) years. Additionally, the District does not anticipate replacing any of the existing facilities within the next ten (10) years.

DocuSigned by:

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10/2/2018 | 1:27 PM EDT

Lara G Bartholomew, P.E.
Florida Registered Engineer No. 60135

Lara G. Bartholomew, State of Florida,
Professional Engineer, License No. 61035
This item has been electronically
signed and sealed by
Lara G. Bartholomew, P.E. using
a Digital Signature

Printed copies of this document are
not considered signed and sealed
and must be verified on any
electronic copies.

Appendix A

Legal Description

Long Lake Ranch CDD Parcel "A"

DESCRIPTION: A parcel of land lying in Sections 27,28,33 and 34, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 33, run thence along the North boundary of said Section 33, N.89°38'41"W., 1120.59 feet to a point on the Easterly right-of-way line of SUNLAKE BOULEVARD as described in Official Records Book 8119, Page 114, of the Public Records of Pasco County Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly right-of-way line, N.00°21'17"E., 731.10 feet; thence S.89°38'16"E., 494.81 feet to a point of curvature; thence Easterly, 2228.28 feet along the arc of a curve to the left having a radius of 4101.00 feet and a central angle of 31 °07'54" (chord bearing N.74°47'47"E., 2200.97 feet); thence S.52°42'19"E., 493.98 feet to a point on a curve on the Westerly boundary of parcel described in Official Records Book 6847, Page 785; thence along said Westerly boundary the following three courses; 1) Southerly, 500.25 feet along the arc of a curve to the left having a radius of 514.61 feet and a central angle of 55°41'50" (chord bearing S.09°26'46"W., 480.79 feet) to a point on a curve; 2) Southeasterly, 440.74 feet along the arc of a curve to the left having a radius of 367.98 feet and a central angle of 68°37'28" (chord bearing S.43°13'23"E., 414.86 feet) to a point on a curve; 3) Southeasterly, 333.64 feet along the arc of a curve to the right having a radius of 1393.27 feet and a central angle of 13°43'13" (chord bearing S.40°18'30"E., 332.84 feet), to the Southeasterly boundary of parcel described in Official Records Book 6666, page 1000, the following three courses; 1) S.52°17'47"W., 247.46 feet; 2) S.76°38'49"W., 376.79 feet; 3) S.37°26'15"W., 727.89 feet; thence leaving said Southeasterly boundary, S.00°41'42"W., 1707.49 feet to the Northerly boundary of parcel described in Official Records Book 4645, Page 1058, thence along said Northerly boundary the following two courses: 1) N.89°40'06"W., 162.67 feet; 2) S.56°51'38"W., 620.23 feet; thence leaving said Northerly boundary, S.27°21'50"W., 286.15 feet; thence S.00°01'10"E., 1026.74 feet; thence S.55°31'58"W., 691.17 feet to a point on a curve on the Northerly right-of-way line of said SUNLAKE BOULEVARD; thence along said Northerly and Easterly right-of-way line, the following five (5) courses: 1) Northwesterly, 349.20 feet along the arc of a curve to the left having a radius of 1246.00 feet and a central angle of 16°03'26" (chord bearing N.32°53'20"W., 348.05 feet) to a point of tangency; 2) N.40°55'03"W., 974.29 feet to a point of curvature; 3) Northerly, 729.26 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 41 °47'00" (chord bearing N.20°01'33"W., 713.20 feet) to a point of tangency; 4) N.00°51'57"E., 2859.25 feet; 5) N.00°21'17"E., 0.89 feet to the **POINT OF BEGINNING**.

Containing 274.172 acres, more or less.

Long Lake Ranch CDD Parcel "B"

DESCRIPTION: A parcel of land lying in Section 33, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

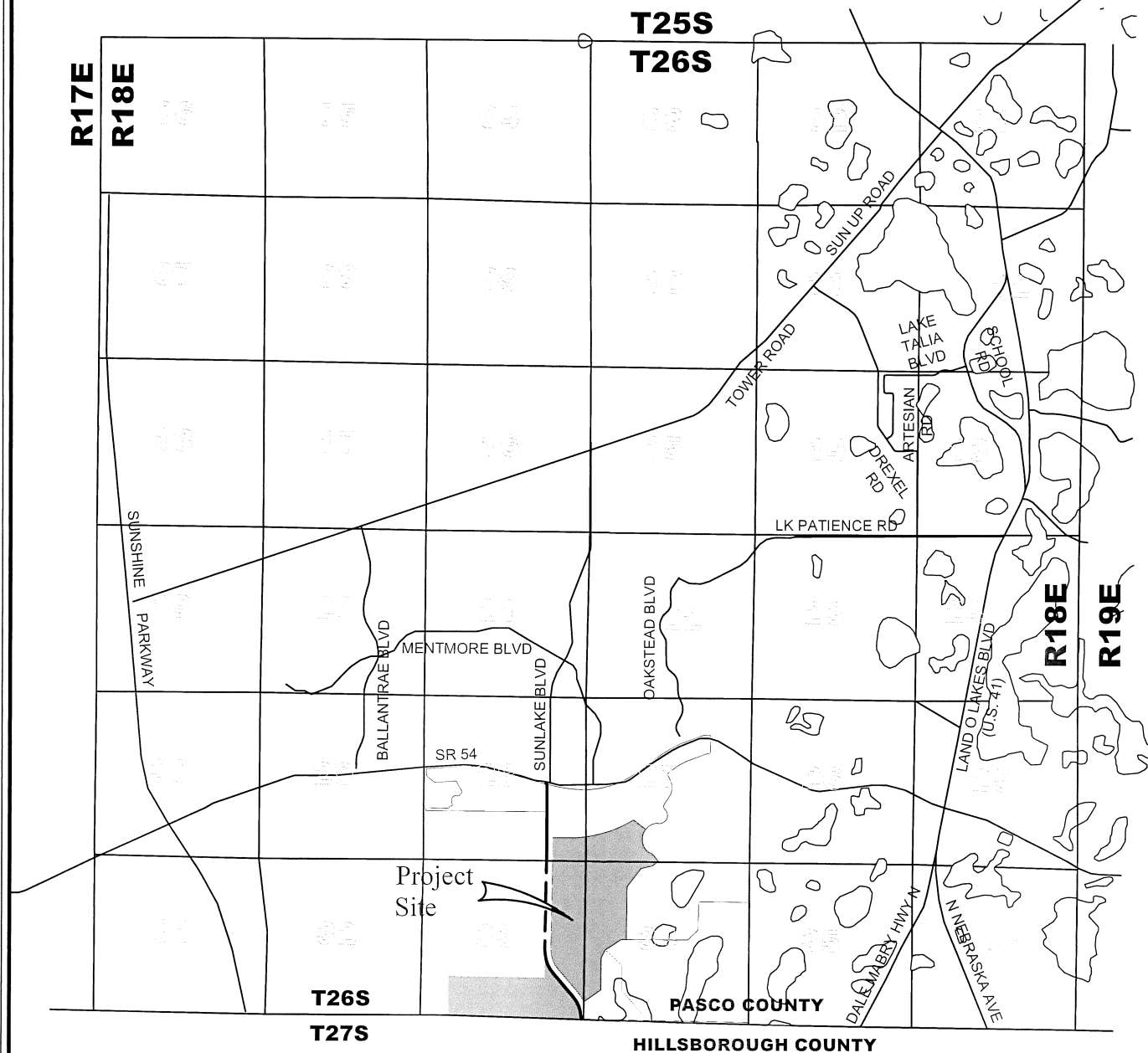
Commence at the Northeast corner of said Section 33, run thence along the East boundary of the Northeast 1/4 of said Section 33, S.00051'56"W., 2556.31 feet to the Northeast corner of the Southeast 1/4 of said Section 33; thence along the East boundary of the Southeast 1/4 of said Section 33, continue S.00°51'56"W., 2556.31 feet to the Southeast corner of said Southeast 1/4 of Section 33; thence along the South boundary of said Section 33, the following two (2) courses:

1) N.89°17'41"W., 100.00 feet to a point on the Southerly right-of-way line of SUNLAKE BOULEVARD as described in Official Records Book 8119, Page 114, of the Public Records of Pasco County Florida, said point also being the **POINT OF BEGINNING**; 2) continue N.89°17'41"W., 4321.10 feet; thence N.00°39'40"E., 1320.07 feet; thence S.89°17'36"E., 3105.27 feet; thence N.00°51'57"E., 926.19 feet to a point of cusp on the aforesaid Southerly right-of-way line of SUNLAKE BOULEVARD; thence along said Southerly right-of-way line of SUNLAKE BOULEVARD, the following four (4) courses: 1) Southerly, 875.11 feet along the arc of a curve to the left having a radius of 1200.00 feet and a central angle of 41 °47'00" (chord bearing S.20°01'33"E., 855.85 feet) to a point of tangency; 2) S.40°55'03"E., 974.29 feet to a point of curvature; 3) Southerly, 756.42 feet along the arc of a curve to the right having a radius of 1046.00 feet and a central angle of 41 °26'02" (chord bearing S.20°12'02"E., 740.05 feet) to a point of tangency; 4) S.00°30'59"W., 26.11 feet to the **POINT OF BEGINNING**.

Containing 125.084 acres, more or less.

Appendix B

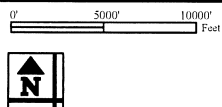
Location Map



Location Map

Long Lake Ranch

Pasco County



HEIDT
— DESIGN —
(813) 253-5311

Appendix C

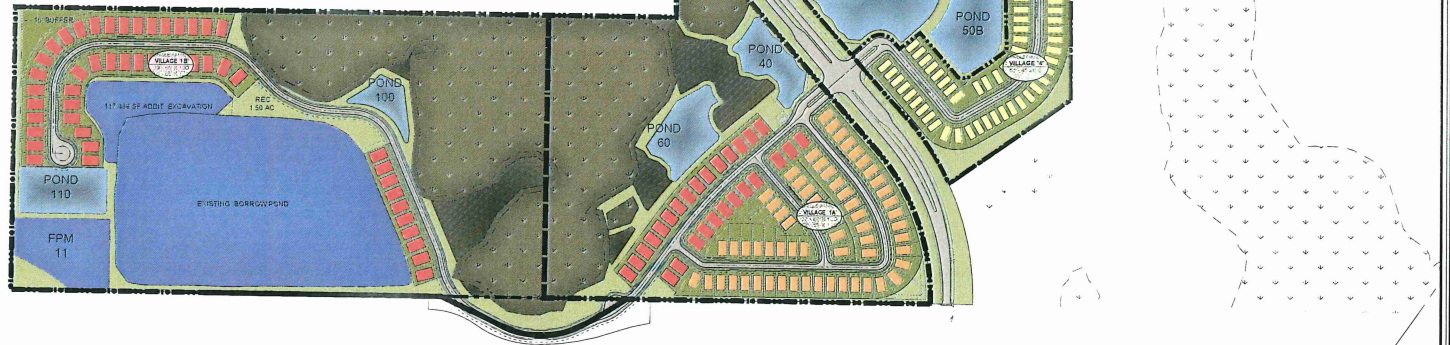
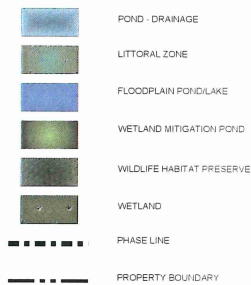
Master Plan

LONG LAKE RANCH PRODUCT DISTRIBUTION & PHASING CHART									
November 12, 2013									
Phase Identification		Product Description		Product Size		Product Count		Product Area	
Village No.	Phase No.	Product Description	Product Size	Product Count	Product Area	Product Count	Product Area	Product Count	Product Area
Phase 1 - Land Development Commenced February 2011									
Subdivided Sublot 1B									
Phase 1 Amenity Center									
2	C-1	2C-1				15	15		25
2	C-2	2C-2				18	18		32
2	D-1	2D-1				17	17		32
2	D-2	2D-2				46	46		84
Phase 1 Subtotal				0	0	0	99	93	153
Phase 2 - Land Development Commenced September 2011 (Subdivided Phase 2, Sublot 2, Patches A & B)									
Subdivided Sublot 2									
Phase 2 Amenity Center									
2	A-1	2A-1				18	18		32
2	A-2	2A-2				22	22		39
2	B-1	2B-1				2	14	2	20
2	B-2	2B-2				21	21		37
Phase 2 Subtotal				2	0	7	55	2	96
Phase 3 - Land Development Commenced August 2011									
3	A	3A				62	62		108
3	B	3B				12	12		21
3	C	3C				11	11		19
Phase 3 Subtotal				114	0	85	85	0	158
Phase 4 - Land Development Commenced May 2011									
4	A	4A				11	11		19
4	B	4B				16	16		28
4	C	4C				26	26		46
4	D	4D				17	17		30
4	E	4E				17	17		30
4	F-1	4F-1				11	11		19
4	F-2	4F-2				2	2		3
4	A	4A				25	25		44
4	B	4B				16	16		28
Phase 4 Subtotal				52	0	108	108	49	197
Phase 5 - Land Development Commenced To Be Determined									
5	A	5A				62	62		108
5	B	5B				12	12		21
5	C	5C				11	11		19
Phase 5 Subtotal				0	0	85	85	0	158
Phase 6 - Land Development Commenced To Be Determined									
6	A	6A				62	62		108
6	B	6B				12	12		21
6	C	6C				11	11		19
6	D	6D				17	17		30
6	E	6E				17	17		30
6	F-1	6F-1				11	11		19
6	F-2	6F-2				2	2		3
6	A	6A				25	25		44
6	B	6B				16	16		28
Phase 6 Subtotal				0	0	171	171	80	300
GRAND TOTALS				179	0	371	371	139	618
PERCENTAGE				21.1%	0.0%	50.4%	50.4%	16.5%	100.0%

PRODUCT LEGEND:



LEGEND:



PREPARED BY AND RETURN TO:

OR

Miguel ("Mike") Collazo, III, Esquire
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301



Rcpt: 1701363 Rec: 27.00
DS: 0.70 IT: 0.00
07/28/2015 E. M., Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
07/28/2015 02:39pm 1 of 3
OR BK 9232 PG 1512

NON-EXCLUSIVE GRANT AND ASSIGNMENT OF EASEMENTS

3
THIS ASSIGNMENT OF EASEMENTS is executed as of this 2nd day of July, 2015, by **MI HOMES OF TAMPA, LLC**, a Florida limited liability company, whose address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (hereinafter called "Assignor"), in favor of **LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida, 33544 (hereinafter called "Assignee").

WITNESSETH:

That Assignor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, transfers, and assigns to Assignee the easements described on **Exhibit A** attached hereto.

This Assignment of Easements shall be for the use and benefit of both Assignee and its successors and assigns.

The easement rights granted and assigned herein are not exclusive to Assignee, and Assignor shall be permitted to continue its use of said easements, so long as such use does not unduly interfere with Assignee's use of said easements.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

Signed, sealed and delivered
in the presence of:

**M/I HOMES OF TAMPA, LLC, a Florida
limited liability company**

Witnesses:

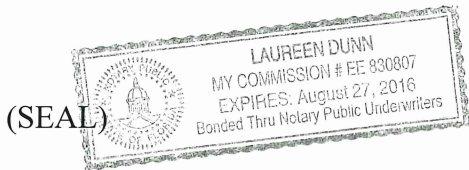
Deety Valenti
(Signature)
Name: DEETY VALENTI

Chloe Firlough
(Signature)
Name: Chloe Firlough

Mark Spada
(Signature)
Name: Mark Spada
Title: Vice President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 2nd day of July, 2015, by Mark Spada as Vice President of M/I Homes of Tampa, LLC, a Florida limited liability company, on behalf of the company.



Lauren Dunn
Signature of Notary Public
Lauren Dunn
Name of Notary Public
(Typed, Printed or Stamped)

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced: _____

EXHIBIT "A"**LEGAL DESCRIPTION**

A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS AND UNDER: (I) ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING DRAINAGE LINES, SWALES, RETENTION AND DETENTION, AND OTHER DRAINAGE FACILITIES, AND (II) ALL ACCESS AND DRAINAGE EASEMENTS FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING DRAINAGE LINES, SWALES, RETENTION AND DETENTION, AND OTHER DRAINAGE FACILITIES, ALL AS SHOWN ON THE LONG LAKE RANCH-VILLAGE 8 PLAT RECORDED IN PLAT BOOK 70, PAGES 34 THROUGH 40 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**SECOND AMENDED, RESTATED, AND
SUPPLEMENTED ENGINEER'S REPORT**

2016 PROJECT

Prepared for:

BOARD OF SUPERVISORS
Long Lake Ranch
Community Development District

Prepared by:



June 29, 2016

R:\Long Lake Ranch\CDD-LONG LAKE RANCH\Project 2016\Project Management\LLR-CDD-Amend--Supp-Engineers-Report 2016-06-28.docx

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APPENDIX

- A. Legal Description
- B. Vicinity Map
- C. Master Plan

INTRODUCTION

Long Lake Ranch is a master planned development project located on a parcel of land approximately 1,032 acres in size, located south of S.R. 54 in central Pasco County. The project is a Development of Regional Impact, (DRI), with the DRI Development Order covering the entire 1,032 acres. The Master Planned Unit Development (MPUD) zoning district also covers the entire 1,032 acres. The portion of the project that is situated within the Long Lake Ranch Community Development District is a 399-acre residential component of the 1,032-acre DRI/MPUD. The Vicinity Map is contained in Appendix B. The Long Lake Ranch community consists of multiple residential neighborhoods and various recreational amenities.

The Long Lake Ranch Community Development District ("District") is located in Sections 27, 28, 33, and 34, Township 26 South, Ranch 18 East, Pasco County, Florida. The District consists of approximately 274 acres situated east of Sunlake Boulevard between S.R. 54 and the Pasco/Hillsborough County Line, and approximately 125 acres situated west of Sunlake Boulevard. The legal description of the property is attached in Appendix A. The portion of Long Lake Ranch that is located in the District is referred to as the "development".

The District was created to provide an efficient funding and long-term maintenance mechanism for the public infrastructure associated with the portion of the Long Lake Ranch community planned within the boundaries of the Long Lake Ranch Community Development District. A master plan of the overall Long Lake Ranch project is located in Appendix C of this report.

The current plan of development for the Long Lake Ranch community within the District contains 850 housing units and various recreational facilities. The current Master Planned Unit Development (MPUD) approval allows for these uses, with more detailed permit information being found in the "Permit Status" section of this report.

The original master capital improvement plan, which was presented in the original Engineer's Report adopted by the Board of Supervisors on August 15, 2013, set forth a total infrastructure cost estimate of \$35,036,000. The master capital improvement plan has been and will be developed as a system of improvements benefitting all lands within the District. The Amended and Supplemented Engineer's Report, adopted by the Board of Supervisors on April 3, 2014 reaffirmed the total infrastructure cost estimate and identified an initial project to be funded in part by the Capital Improvement Revenue Bonds Series 2014 (the "2014 Project"). The 2014 Project, consisting of Phases 1 and 2 as defined in Table 1 had an estimated cost of \$16,896,000¹.

¹ The Amended, Restated, and Supplemented Engineer's Report, adopted by the Board of Supervisors on July 9, 2015 stated this figure as \$16,916,000, which was a scrivener's error. The correct figure is \$16,896,000.

The actual cost of the 2014 Project was \$13,253,148, and was funded in part by the net proceeds from the sale of the Series 2014 Bonds. The net bond proceeds, as deposited into the Series 2014 Acquisition and Construction Account, totaled \$7,997,208. The costs associated with remaining 2014 Project infrastructure were initially funded by Long Lake Ranch, LLC (“the Developer”) and a portion of this remaining infrastructure was later acquired from the Developer by the District using a portion of the Series 2015 Bond proceeds.

Similarly, the Amended, Restated, and Supplemented Engineer's Report, adopted by the Board of Supervisors on July 9, 2015, reaffirmed the total infrastructure cost estimate, restated the cost of the 2014 Project, and defined the 2015 Project. The 2015 Project, consisting of Phase 3 as defined in Table 1, had an estimated cost of \$14,797,940, which consisted of \$9,572,000 for Phase 3, and \$5,225,940 for acquisition of developer-funded 2014 Project infrastructure. The actual cost to-date for the 2015 Project is \$10,089,255 and was funded in part by the net proceeds from the sale of the Series 2015 Bonds. The total funds deposited into the Series 2015 Acquisition and Construction Account for the Series 2015 Bonds, as of April 30, 2016, was \$4,925,034. The remaining costs to-date have been funded by the Developer. It is anticipated that a portion of the Series 2016 Bond proceeds (hereinafter defined) will be used to acquire from the Developer additional master improvements previously identified in the 2015 Project. Note also that two components of the 2015 Project – Daggerwing Boulevard and the Townhome Pool and Cabana Area, were not constructed. These improvements together have a projected cost of \$500,000.

The purpose of this report is to provide a description of the improvements that may be financed by the District (“the Total Project”) and identification and quantification of the subset of those improvements that are to be funded in part by the District's proposed Capital Improvement Revenue Bonds, Series 2016 (“the 2016 Project”). Refer to Tables 12 and 13 for a costs summary of the Total Project and the 2016 Project, with a breakdown by phase. Public infrastructure and land improvements needed to service the Long Lake Ranch community within the District include construction of approximately 1.18 miles of Sunlake Boulevard, construction of Long Lake Ranch Boulevard, a portion of Nightshade Drive (f/k/a the “Loop Road”) and other minor collector roadway facilities, four (4) sewage pump stations and associated force mains, wetland mitigation, threatened species mitigation, drainage, detention pond construction and associated grading, entry monumentation, landscaping and irrigation, and recreational facilities. Construction of portions of the Total Project commenced in February 2013, and is anticipated to be complete by December 2017. Phase 1 was completed in June 2014. Construction of Phase 2 was completed in July 2015. Phase 3, for which work commenced in May 2015, represents a portion the 2015 Project, with the remainder of the 2015 Project being represented by acquisition of certain components of Developer-funded 2014 infrastructure. Phase 3 infrastructure installation was substantially complete at the end of December 2015, and is expected to be

completed by the end of July 2016. Phase 4, for which work commenced in May 2016, represents a portion of the 2016 Project, with the remainder of the 2016 Project being represented by acquisition of certain components of Developer-funded 2015 master infrastructure. These 2015 master infrastructure components include construction of Nightshade Drive and Serenoa Drive, which provide community access, as well as the wastewater pump station on Serenoa Drive, which serves the northern half of Long Lake Ranch on the east side of Sunlake Boulevard. In addition, certain master landscaping and hardscaping components associated with Nightshade and Serenoa Drives, such as buffer landscaping, entry monumentation, and buffer walls are included, as are the retaining wall and boardwalk on the northwest side of the 40-acre borrow pit. Phase 4 is expected to be completed by the end of February 2017 with the exception of the Townhome Amenity (or "Townhome Pool and Cabana Area") and Daggerwing Boulevard, which will be complete by the end of December 2017. A breakdown of the unit counts by phase is provided in Table 1 on the following page.

Table 1. LONG LAKE RANCH PRODUCT DISTRIBUTION, PHASING CHART, & PHASING PLAN							
Parcel Identification			Product Size				
Village No.	Parcel No.	Parcel Designation	Townhomes	45' X 120'	55' X 120'	65' X 120'	TOTALS
Phase 1 - A Component of the 2014 Project (Start Development 2/2/2013, Finish Development 6/1/2014)							
Sunlake Boulevard Phase 1B							
Phase I Amenity Center							
2	C-1	2C-1			15	13	28
2	C-2	2C-2			38		38
2	D-1	2D-1				12	12
2	D-2	2D-2			46	8	54
Phase 1 Subtotals			0	0	99	33	132
Phase 2 - A Component of the 2014 Project (Start Development 4/1/2014, Finish Development 7/15/2015)							
Sunlake Boulevard Phase 2							
Phase 2 Amenity Center							
2	A-1	2A-1		44			44
2	A-2	2A-2		29			29
2	B-1	2B-1	2	2	14	2	20
2	B-2	2B-2			23		23
2	E	2E		11	8		19
8	A	8A	62				62
8	B	8B	52				52
Phase 2 Subtotals			116	86	45	2	249
Phase 3 - The 2015 Project (Start Development 5/6/2015, Finish Development 12/31/2017)							
3	A	3A			31		31
3	B	3B				18	18
3	C	3C			26		26
3	D	3D				18	18
3	E	3E			37		37
3	F-1	3F-1				11	11
3	F-2	3F-2				2	2
6	A	6A	83				83
6	B	6B		28	16		44
Phase 3 Subtotals			83	28	110	49	270
Phase 4 - The 2016 Project (Start Development 5/2/2016; Finish Development 12/31/2016)							
1	A	1A			62	27	89
1	B	1B				49	49
4	N/A	4		61			61
Phase 4 Subtotals			0	61	62	76	199
UNIT TOTALS			199	175	316	160	850

The Amended, Restated, & Supplemented Engineer's Report previously adopted by the District's Board of Supervisors is further amended and supplemented by this Second Amended, Restated, and Supplemented Engineer's Report (the "2016 Report"). The 2016 Report reflects some adjustments to true up the construction cost estimates for Total Project's Capital Improvement budget, is amended to reflect updated project status information, and is supplemented to include specific information regarding the 2016 Project.

This 2016 Report reflects the District's present intentions. The implementation and completion of any improvement outlined in this 2016 Report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction of the improvements. Cost estimates contained in this 2016 Report have been prepared based on the best available information. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

INFRASTRUCTURE IMPROVEMENTS (TOTAL PROJECT)

The District presently intends to contribute certain public infrastructure improvements necessary for the development of the Long Lake Ranch community within the boundaries of the District. The improvements consisting of the Total Project represent a system of improvements benefitting all developable property located within the District. As mentioned, a portion of these improvements will be funded by District bond issues and a portion will be funded by the Developer and then provided to the District. There is a Development of Regional Impact (DRI) Development Order (DO) in place that mandates a portion of these improvements. The construction and maintenance of the proposed improvements are necessary and will benefit the property. A more specific description of each of these items follows and the related costs are provided in Tables 10 and 12.

MASTER ROADS AND STREETS

The District presently intends to provide funding for a portion of the master transportation facilities within and adjacent to the District boundaries. A description of each facility follows:

Sunlake Boulevard:

Sunlake Boulevard is a County arterial roadway that runs between the portions of the District designated in the District's legal description as Parcels A & B. It connects to S.R. 54 to the north, and to an existing segment of Sunlake Boulevard within Hillsborough County to the south. It represents the primary means of access to the development from areas beyond the District boundaries. The Sunlake Boulevard cross-section consists of a 200-foot right-of-way with four lanes of pavement and two bike lanes divided by a central median. The Developer funded the design and construction of the approximately 6,228 linear feet (1.18 miles) of this roadway. The District funded only the water main and sewer lines within the right-of-way of this roadway. Construction of improvements commenced in February 2013 and was completed in May 2015. District-funded improvements were subsequently conveyed to the County for ownership and maintenance.

Long Lake Ranch Boulevard:

Long Lake Ranch Boulevard is the central subdivision collector roadway and serves as the initial and most significant project entrance roadway, providing access to Long Lake Ranch Villages 2, 3, 6, and 8. (Note that Long Lake Ranch Villages 1 and 4 are accessed directly from Sunlake Boulevard, and Long Lake Ranch Villages 5 and 7 are outside the District boundary). The entirety of the street that is named Long Lake Ranch Boulevard totals approximately one mile in length, but only a portion of it functions as a collector roadway. Specifically, the first 1,900 linear feet of Long Lake Ranch Boulevard, commencing from Sunlake Boulevard, functions as a collector roadway, while the remaining 3,385 linear feet is more properly designated as a local street, and as such is considered as part of the subdivision infrastructure rather than as part of master infrastructure. The cross-section of the 1,900 linear-foot collector roadway portion varies. The first 600 feet (starting at Sunlake Boulevard) consists of a 100-foot right-of-way with four lanes of pavement divided by a central median. The next segment, which is approximately 300 linear feet, consists of a 100-foot right-of-way that transitions from four lanes of pavement to two lanes of pavement, divided by a central median. The next segment of approximately 150 feet consists of a roundabout intersection. Beyond this roundabout, the remainder of the collector road portion of Long Lake Ranch Boulevard (approximately 850 feet) consists of a 60-foot right-of-way with two undivided lanes of pavement, along with a second roundabout intersection. The District provided approximately 1,900 linear feet (0.36 miles) of this collector roadway as part of master infrastructure project. Construction of the 1,900 linear-foot collector roadway segment of Long Lake Ranch Boulevard commenced in May 2013 and was completed in June 2014.

Nightshade Drive (f/k/a The “Loop Road”):

Night Shade Drive, previously referred to as the “Loop Road” is a subdivision collector roadway located north of and abutting the District. The south line of its future right-of-way forms the District’s northern border. This roadway is shared with portions of the Long Lake Ranch DRI/MPUD that are outside the District, but the first 950 linear feet of it (commencing at Sunlake Boulevard) is needed by the District to provide County-mandated circulation, triggered by thresholds established in the Land Development Code for functional accesses based upon the number of units served. The Nightshade Drive lands are outside the District, but the landowners within the District have been granted an easement over its alignment to allow for its construction and use. The proposed Nightshade Drive cross-section consists of a 60-foot access easement with two undivided lanes of pavement. The District intends to provide funding for the 950 linear feet (0.18 miles) of Nightshade Drive (from Sunlake Boulevard to Serenoa Drive, f/k/a Street N) to provide access and adequate Code-required circulation to serve Long Lake Ranch Villages 6 and 8. Village 8 was constructed as part of the 2014 Project and was completed in July 2015. Village 6 was constructed as part of the 2015 Project and was substantially complete in December 2015. Final completion is anticipated by the end of June 2016. Nightshade Drive improvements were also constructed as part of the 2015 Project and, like Village 6, were substantially complete in December 2016. Final completion is anticipated by the end of July 2016.

Serenoa Drive (f/k/a Street N):

Secondary access for Long Lake Ranch Villages 2, 3, 6, and 8 is provided by a subdivision collector roadway named Serenoa Drive, which was formerly known as Street N. Serenoa Drive takes access from Nightshade Drive, which forms the northern border of the District and provides a secondary access point for the project. The proposed cross-section consists of a 100-foot right-of-way with four lanes of pavement divided by a central median. The District intends to provide approximately 560 linear feet (0.10 miles) of this roadway, terminating in a traffic circle. Serenoa Drive was constructed as part of the 2015 Project and was substantially complete in December 2016. Final completion is expected by the end of July 2016.

Daggerwing Boulevard (f/k/a Street J):

Daggerwing Boulevard, a subdivision collector roadway that was formerly referred to as Street J provides County-mandated connectivity to the adjacent property southeast of and outside of the development, but within the Long Lake Ranch DRI. Designation of Daggerwing Boulevard as a collector roadway was mandated by Pasco County. The proposed cross-section consists of an 80-foot right-of-way with two undivided lanes of pavement. The District intends to provide approximately 660 linear feet (0.125 miles) of this roadway. Thus far, the right-of-way has been

mass graded but remaining infrastructure has not been installed to-date. It is anticipated that this work will be completed by December 31, 2017.

All master roads and streets will be owned and maintained by Pasco County once all performance and maintenance guarantee bonds put in place by the Developer are released by Pasco County.

MASTER WATER AND WASTEWATER

As represented by the Pasco County Utility Department, water and sewer capacity for this project is available.

Water Distribution System:

The District will provide the water distribution system for the Long Lake Ranch project located within the District. The water distribution main line has one point of connection located at the existing southern terminus of Sunlake Boulevard, approximately 1,750 feet south of S.R. 54. The water mains will circulate through the Long Lake Ranch project to provide water to all residential neighborhoods in the development. The cost of delivering potable water throughout the District includes impact fee costs payable to Pasco County to reserve capacity. These fees will be paid on a phase-by-phase basis and are included in the costs reported in Table 12.

Sanitary Sewer Collection System:

The District will provide the sanitary sewer collection system. The Long Lake Ranch project will consist of a system of gravity sewer mains, four pump stations, and the associated force mains to provide sanitary sewer service to the project. The primary force main will connect to the existing force main located at the existing southern terminus of Sunlake Boulevard, located approximately 1,750 feet south of S.R. 54. The cost of providing sanitary sewer service throughout the District includes impact fee costs payable to Pasco County to reserve capacity. These fees will be paid on a phase-by-phase basis and are included in the costs reported in Table 12.

All master utilities will be owned and maintained by Pasco County once all performance and maintenance guarantee bonds put in place by the developer are released by Pasco County.

MASTER SURFACE WATER MANAGEMENT

The District will provide the master surface water management infrastructure for the Long Lake Ranch project within the District. Components of the surface water management infrastructure are described below:

Surface Water Management Ponds:

A comprehensive system of surface water management ponds, consisting primarily of wet detention ponds, are proposed to manage the water quality and quantity impacts associated with the Long Lake Ranch project, inclusive of Sunlake Boulevard, Long Lake Ranch Boulevard, other minor collector roadways, and the subdivision infrastructure components. These ponds will provide water quality treatment and stormwater runoff attenuation, designed in accordance with the Southwest Florida Water Management District's (SWFWMD) Basis of Review and the Pasco County Land Development Code, to address the project's impact to regional water quality and drainage.

Floodplain Management Ponds:

Floodplain management ponds are proposed to be excavated to offset fill impacts within on-site floodplain areas.

Wetland Mitigation:

A comprehensive wetland compensation plan is proposed to mitigate for unavoidable wetland impacts within the Long Lake Ranch project. Components of the mitigation plan are summarized below:

Environmental Impact Compensation Plan:

The proposed wetland impacts are being compensated for by creating wetlands in mitigation areas located within the District.

Wetland Preservation:

Numerous SWFWMD and U.S. Army Corps of Engineers (USCOE) jurisdictional wetlands are being preserved on the site.

Threatened and Endangered Species Mitigation:

The District will also provide for the cost of relocation for the adversely affected gopher tortoise population within the District, and will provide for planting of beneficial plant species in targeted pond areas to offset impacts to wood stork habitat.

Material excavated from surface water management ponds, floodplain mitigation ponds, and wetland mitigation ponds is anticipated to remain within the development for use in road sub base, perimeter berms, and site grading. The Developer will reserve the right to the fill when it conveys the land for the lakes to the District. The Developer will permit the District to spread the fill on District property, but the Developer and not the District will spread the fill on private property.

All surface water management components, including surface water management ponds, floodplain management ponds, inclusive of all discharge control structures, wetland mitigation areas, inclusive of vegetative materials planted as part of compensation for impacts, and other beneficial plantings for wildlife habitat mitigation, will be maintained by the District.

SUBDIVISION INFRASTRUCTURE

Residential:

The District presently intends to provide supporting infrastructure for the residential portion of the Long Lake Ranch project. Subdivision infrastructure improvements include roadways, utilities and stormwater management facilities and associated grading necessary for the stormwater system to function. The current land plan includes approximately 31,055 linear feet (5.9 miles) of local roadway construction within the residential neighborhoods. Please note that the previously adopted Engineer's Reports indicate 34,840 linear feet of local roadways (6.6 miles). The difference represents the local street within Village 1, Parcel B, from which public access will be restricted by a gate as indicated below in the description of the 2016 Project. The Developer will fund this 3,785 linear-foot access-restricted portion of roadway.

All District-funded local streets will be conveyed to Pasco County and will ultimately be maintained by Pasco County once all performance and maintenance guarantee bonds are released. The private, gated roadway within Village 1, Parcel B, which is to be Developer-funded, will be conveyed to the Homeowners' Association (HOA) for ownership and maintenance.

LANDSCAPING AND MONUMENT WALLS

The District presently intends to provide certain landscape amenities and facilities within the Long Lake Ranch project. These facilities include entry landscaping and walls, master landscaping along Sunlake Boulevard and Long Lake Ranch Boulevard, common signage, stormwater management and treatment area landscaping.

Entrance Landscaping and Signage:

The District collector roadways will be landscaped with special attention given to the primary entrance (Long Lake Ranch Boulevard and Sunlake Boulevard) and the secondary entrance (Serenoa and Nightshade Drives) including monument walls and signage.

Master Landscaping:

The collector roadway network (right-of-ways and medians) and stormwater management facilities will also be landscaped consistent with the theme of the Long Lake Ranch project.

Monument Walls:

The individual neighborhoods will be identified with specific signage and monument walls in combination with landscape berms will be used to buffer the neighborhoods from the adjacent collector roadways.

Common Area Irrigation System:

The extensive landscaping areas and the Sunlake and Long Lake Ranch Boulevard rights-of-way will be irrigated with a common system of irrigation distribution lines.

All above-described District- funded landscaping, signs, monuments, and walls will be maintained by the District.

PARKS AND RECREATION FACILITIES

The District presently intends to provide numerous parks and recreation facilities within the project.

Recreation Facilities:

The recreation facilities include the Community Center and the Townhome Amenity Area. The Community Center features an approximately 2,000 square foot clubhouse with tot lot, play field, a family oriented pool, picnic areas, basketball courts, and tennis courts. The Community Center was completed in July 2015. The Townhome Amenity Area features a cabana of approximately 1,170 square feet, a pool, a play field, a shade pavilion, and a dog park. The Townhome Amenity Area is slated for construction in 2017, with projected completion by December 2017.

Park Facilities:

The park facilities include the construction of over a mile of hard surface multi-use trails, and other open play areas within the various neighborhoods. The hard surface trail located around the 40±-acre central lake is complete. Other play areas will be brought on-line as development of the community progresses.

Once constructed, all District-funded parks and recreation facilities will be maintained by the District.

PROFESSIONAL FEES

Professional Fees include civil engineering costs for site design, permitting, inspection, and master planning, survey costs for construction staking and as-built drawings as well as preparation of preliminary and final plats, geotechnical costs for pre-design soil borings, underdrain analyses and construction staking, and architectural costs for landscape and recreation design. Also included in this category are fees associated with environmental consultation and permitting.

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure elements will provide their intended function so long as the construction is in substantial compliance with the design and permits.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the approved construction drawings and specifications, last revision.

The Engineer recommends that, in addition to the annual non-ad valorem assessments to be levied and collected by the District to pay debt service on its bonds, the District should levy and collect an annual "Maintenance Assessment" to be determined, assessed, and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

INFRASTRUCTURE IMPROVEMENTS (2014 PROJECT)

The District has provided certain public infrastructure improvements as part of the 2014 Project necessary for the development of the Long Lake Ranch community within the boundaries of the District. As mentioned above, a portion of these improvements has been funded by the Series 2014 Bonds and a portion has been funded by the Developer. The foregoing narrative regarding the infrastructure improvements associated with the Total Project describes these improvements in detail. Identification of the subset of these improvements associated with the 2014 Project does not necessitate repeating the detailed descriptions already provided. Rather, these improvements are identified and described in brief by the list below. As mentioned above, Phases 1 and 2, as identified in Table 1, represent the 2014 Project.

- **MASTER ROADS AND STREETS**

- **Sunlake Boulevard Phase 1B** – A 2,775 linear foot segment of the 6,228 linear foot Sunlake Boulevard project was constructed as part of Phase 1. The District funded only the water main, sewer lines, and buried electrical transmission facilities within the right-of-way of this Roadway. Remaining roadway infrastructure was funded by the Developer.
- **Sunlake Boulevard Phase 2** – The remaining 3,452 linear feet of the 6,228 linear foot Sunlake Boulevard project was constructed as part of Phase 2. The District funded only the water main, sewer lines, and buried electrical transmission facilities within the right-of-way of this Roadway. Remaining roadway infrastructure was funded by the Developer.
- **Long Lake Ranch Boulevard** – The first 1,900 linear feet of Long Lake Ranch Boulevard, commencing from Sunlake Boulevard, was constructed as part of Phase 1.

- **MASTER WATER AND WASTEWATER**

- **Sunlake Boulevard Water Mains and Force Mains** – As indicated above, the 2014 Project includes construction of water and sewer infrastructure located within the right-of-way of Sunlake Boulevard Phases 1B and 2.
- **Long Lake Ranch Boulevard Utilities** – Additional components of the master water and wastewater system, including a water main, gravity sewer lines, a wastewater force main, and a sewage pump station are being constructed within

and adjacent to the right-of-way of Long Lake Ranch Boulevard, which was constructed in Phase 1.

- **MASTER SURFACE WATER MANAGEMENT**

- **Surface Water Management Ponds** – Surface water management ponds that manage water quality and quantity impacts associated with Phases 1 and 2 have been excavated as part of the 2014 Project. Five (5) such ponds of varying size are part of the 2014 Project.
- **Floodplain Management Ponds** – Floodplain management ponds have been excavated to offset floodplain fill impacts associated with Phases 1 and 2 as part of the 2014 Project. Five (5) such ponds of varying size are part of the 2014 Project.
- **Wetland Mitigation** – Unavoidable wetland impacts within Phases 1 and 2 are mitigated as part of the 2014 Project by creation of wetlands within three of the five above-mentioned floodplain mitigation ponds.

- **THREATENED AND ENDANGERED SPECIES MITIGATION**

- **Gopher Tortoise Relocation** – The 2014 Project includes relocation of the adversely affected gopher tortoise population within a geographic area that includes Phases 1 and 2 of the project.
- **Wood stork Habitat Replacement** – The design of the five (5) surface water management ponds within Phases 1 and 2 includes the planting of beneficial plant species around pond perimeters at specific elevation ranges to offset impacts to wood stork habitat. These surface water pond planting activities are part of the 2014 Project.

- **SUBDIVISION INFRASTRUCTURE**

- **Residential** – The District has provided supporting infrastructure for the residential portion of Long Lake Ranch. The 2014 Project includes approximately 11,700 linear feet (2.2 miles) of local roadway construction, along with associated supporting utilities and storm sewers.

- **LANDSCAPING AND MONUMENT WALLS**

- **Entrance Landscaping and Signage** – The 2014 Project includes monument signage and landscaping at the intersection of Sunlake Boulevard and S.R. 54, the intersection of Sunlake Boulevard and Nightshade Drive, the intersection of Sunlake Boulevard and Long Lake Ranch Boulevard, and the Phase 1 and 2 project entrances off of Long Lake Ranch Boulevard.
- **Master Landscaping** – The 2014 Project includes landscaping of rights-of-way and medians of Sunlake Boulevard, along with the entries of the Phase 1 and Phase 2 neighborhood entrances and stormwater pond banks. In addition, the Phase 1 and Phase 2 amenity areas are landscaped consistent with the theme of the Long Lake Ranch project.

- **Walls** – The 2014 Project includes installation of decorative buffer walls to screen the backs of lots within Phases 1 and 2 from adjacent collector roadways. Additionally, certain screening walls are strategically located internally to screen townhouse units in Phase 2 from adjacent single family lots.
- **Common Area Irrigation System** – Sunlake and Long Lake Ranch Boulevard rights-of-way, along with various neighborhood entry medians are irrigated with a common system of irrigation distribution lines as part of the 2014 Project.
- **PARKS AND RECREATION FACILITIES**
 - **Recreation Facilities** – The 2014 Project includes the 2,000 square foot Community Center with tot lots, a play field, a family oriented pool, picnic areas, basketball courts, dog park, and tennis courts. The tot lots, picnic areas, dog park, and play field are being constructed in Phase 1, and the remaining elements, including clubhouse and pool are part of Phase 2.
 - **Park Facilities** – Portions of the hard surface trail system, along with the open play areas associated with the Community Center pool and cabana area were constructed as part of the 2014 Project.

INFRASTRUCTURE IMPROVEMENTS (2015 PROJECT)

The District has provided certain public infrastructure improvements as part of the 2015 Project necessary for the development of the Long Lake Ranch community within the boundaries of the District. As mentioned above, these improvements were funded in part by the Series 2015 Bonds. The foregoing narrative regarding the infrastructure improvements associated with the Total Project describes these improvements in detail. Identification of the subset of these improvements associated with the 2015 Project does not necessitate repeating the detailed descriptions already provided. Rather, these improvements are identified and described in brief by the list below.

- **MASTER ROADS AND STREETS**
 - **Nightshade Drive (f/k/a The “Loop Road”)** – The 950 linear-foot portion of Nightshade Drive described above was constructed as part of Phase 3. Construction commenced in May 2015 and was substantially complete in December 2015. Final completion is anticipated by June 30, 2016.
 - **Serenoa Drive (f/k/a Street N)** - The District constructed Serenoa Drive and its associated terminal traffic circle as described above as part of Phase 3. Construction commenced in May 2015 and was substantially complete in December 2015. Final completion is anticipated by June 30, 2016.
 - **Daggerwing Boulevard (f/k/a Street J)** – Daggerwing Boulevard, as described above, was to be constructed as part of Phase 3. The area associated with

Daggerwing Boulevard was mass-graded, but installation of infrastructure has not been pursued to-date. It is anticipated that this work will be completed by December 17, 2017.

- **MASTER WATER AND WASTEWATER**

- **Nightshade Drive Utilities** – A water distribution main and wastewater force main, as well as a required gravity sewer stub-out were constructed within the access easement for Nightshade Drive as part of the 2015 Project.
- **Serenoa Drive Utilities** – A water distribution main and wastewater force main, as well as gravity sewers and a pump station were constructed within or adjacent to the Serenoa Drive right-of-way as part of the 2015 Project.
- **Daggerwing Boulevard Utilities** – A water distribution main and wastewater force main, each required by the County-mandated Master Utility Plan for Long Lake Ranch, were to be constructed within the right-of-way of Daggerwing Boulevard as part of the 2015 Project. Installation of water and sewer infrastructure has not been pursued to-date. It is anticipated that this work will be completed by December 17, 2017.

- **MASTER SURFACE WATER MANAGEMENT**

- **Surface Water Management Ponds** – Surface water management ponds that manage water quality and quantity impacts associated with Phases 3 were excavated as part of the 2015 Project. Three (3) such ponds of varying size are part of the 2015 Project.
- **Floodplain Management Ponds** – Floodplain management ponds were excavated to offset floodplain fill impacts associated with Phases 3 as part of the 2015 Project. Six (6) such ponds of varying size are part of the 2015 Project.

- **THREATENED AND ENDANGERED SPECIES MITIGATION**

- **Gopher Tortoise Relocation** – The 2015 Project includes relocation of the adversely affected gopher tortoise population within a geographic area that includes Phase 3 of the project. This work was completed prior to construction of the 2015 Project infrastructure.
- **Wood stork Habitat Replacement** – The design of the surface water management ponds within Phase 3 includes the planting of beneficial plant species around pond perimeters at specific elevation ranges to offset impacts to wood stork habitat. These surface water pond planting activities are part of the 2015 Project. These planting activities have been completed.

- **SUBDIVISION INFRASTRUCTURE**

- **Residential** – The District is providing supporting infrastructure for the residential portion of Long Lake Ranch. The 2015 Project includes approximately 9,402 linear feet (1.78 miles) of local roadway construction, along with associated

supporting utilities and storm sewers. This work is substantially complete and final completion is expected by June 30, 2016.

- **LANDSCAPING AND MONUMENT WALLS**

- **Entrance Landscaping and Signage** – The 2015 Project includes monument signage and landscaping at the intersection of Sunlake Boulevard and S.R. 54, the intersection of Nightshade Drive and Serenoa Drive, and the Phase 3 project entrances. This work is complete.
- **Master Landscaping** – The 2015 Project includes buffer landscaping along the project perimeter formed by Nightshade Drive, as well as required pond buffer plantings. Interior accent landscaping in strategic areas is also proposed. This work is complete.
- **Walls** – The 2015 Project includes installation of decorative buffer walls to screen the backs of lots within Phase 3 from adjacent collector roadways. This work is complete.
- **Common Area Irrigation System** – Serenoa and Nightshade Drive rights-of-way, along with various neighborhood entry medians are irrigated with a common system of irrigation distribution lines as part of the 2015 Project. This work is complete.

- **PARKS AND RECREATION FACILITIES**

- **Recreation Facilities** – The 2015 Project includes construction of the Townhome Pool and Cabana area. This work has not been initiated at this time. It is anticipated that this work will be completed by December 31, 2017.
- **Park Facilities** – Portions of the hard surface trail system, along with the open play areas associated with the Townhome pool and cabana area are to be constructed as part of the 2015 Project. The hard surface trail system is complete. The open play area associated with the Townhome pool and cabana area is slated for completion by December 31, 2017.

INFRASTRUCTURE IMPROVEMENTS (2016 PROJECT)

The District is presently providing certain public infrastructure improvements as part of the 2016 Project necessary for the development of the Long Lake Ranch community within the boundaries of the District. As mentioned above, these improvements will be funded in part by the Series 2016 Bonds. The foregoing narrative regarding the infrastructure improvements associated with the Total Project describes these improvements in detail. Identification of the subset of these improvements associated with the 2016 Project does not necessitate repeating the detailed descriptions already provided. Rather, these improvements are identified and described in brief by the list below.

- **MASTER SURFACE WATER MANAGEMENT**
 - **Surface Water Management Ponds** – Surface water management ponds that manage water quality and quantity impacts associated with Phase 4 will be excavated as part of the 2016 Project. Three (3) such ponds of varying size are part of the 2016 Project.
 - **Floodplain Management Ponds** – Floodplain management ponds will be excavated to offset floodplain fill impacts associated with Phase 4 as part of the 2016 Project. Four (4) such ponds of varying size are part of the 2016 Project.
- **THREATENED AND ENDANGERED SPECIES MITIGATION**
 - **Gopher Tortoise Relocation** – The 2016 Project includes relocation of the adversely affected gopher tortoise population within a geographic area that includes Phase 4 of the project. This work was completed prior to initiation of construction of the 2016 Project infrastructure.
 - **Wood stork Habitat Replacement** – The design of the surface water management ponds within Phase 4 includes the planting of beneficial plant species around pond perimeters at specific elevation ranges to offset impacts to wood stork habitat. These surface water pond planting activities are part of the 2016 Project.
- **SUBDIVISION INFRASTRUCTURE**
 - **Residential** – The District is providing supporting infrastructure for the residential portion of Long Lake Ranch. The 2016 Project includes approximately 5,450 linear feet (1.03 miles) of local roadway construction, along with associated supporting utilities and storm sewers. Please note that streets and storm sewer piping for Village 1, Parcel B, is not included in the District-funded subdivision infrastructure, as the entrance to Village 1 Parcel B is proposed to be gated. The Homeowners' Association will own and maintain this portion of roadway and its associated storm sewer system. Note that water, sewer, and drainage features will still be District-funded, as the drainage system serves the District, and the water and sewer facilities will be dedicated to Pasco County and serve the residents within the District.
- **LANDSCAPING AND MONUMENT WALLS**
 - **Entrance Landscaping and Signage** – The 2016 Project includes monument signage and landscaping at the intersection of Sunlake Boulevard and the Phase 4 Project entrances.
 - **Master Landscaping** – The 2016 Project includes buffer landscaping along the project's frontage on Sunlake Boulevard.
 - **Walls** – The 2016 Project includes installation of decorative buffer walls to screen the backs of lots within Phase 4 from Sunlake Boulevard.

- **Common Area Irrigation System** – Neighborhood entry medians are to be irrigated with a common system of irrigation distribution lines as part of the 2016 Project.
- **PARKS AND RECREATION FACILITIES**
 - **Recreation Facilities** – The 2016 Project includes construction of a neighborhood park within Village 1 Parcel B, along with its associated recreation amenities, which might include play equipment and benches.
 - **Park Facilities** – The neighborhood park within Village 1 Parcel B will feature a maintained open play area to be constructed as part of the 2016 Project.

As indicated in the Introduction section of this report, the actual cost of the 2014 Project was \$13,253,148 and the Series 2014 Bond net proceeds totaled \$7,997,208. The difference of \$5,225,940 was carried into the 2015 Project to allow the District to acquire the remainder of the 2014 Project from the Developer who advanced funding for the Project. The actual cost of the 2015 Project was \$10,089,255, including the aforementioned carryover, and the Series 2015 Bond net proceeds totaled \$4,925,034. Of the \$10,089,255 spent to-date on the 2015 Project, approximately \$3,187,336 represents carryover from the 2014 Project, with the remainder representing Phase 3 Project costs.

A portion of the difference between the \$10,089,255 2015 Project costs and the \$4,925,034 net bond proceeds, which amounts to \$5,164,221 will carry into the 2016 Project to allow the District to acquire portions of the 2015 Project from the Developer who advanced funding for the Project. Specifically, 2015 Project master infrastructure costs and master landscaping and hardscaping costs funded by the Developer will be carried over. These include construction of Nightshade Drive, Serenoa Drive, the Serenoa Drive wastewater pumping station, and associated landscaping and hardscaping described elsewhere in this Report. The roadway and pump station construction costs totaled \$1,562,268 and the master landscaping and hardscaping costs totaled \$673,279 for a total carryover of \$2,235,547.

Refer to Table 13 for a summary of costs by infrastructure category for the 2016 Project.

OWNERSHIP AND MAINTENANCE

Ownership and maintenance of the improvements is anticipated as set forth below:

Table 2. Operation & Maintenance Responsibilities

<u>IMPROVEMENT ENTITY</u>	<u>CONSTRUCTED BY</u>	<u>OWNERSHIP / MAINTENANCE</u>
Master Roads & Streets	Developer / District	Pasco County
Master Water & Wastewater	Developer / District	Pasco County
Master Surface Water Management	Developer / District	District (with Drainage Easement to Pasco County)
Subdivision Infrastructure	Developer / District	Pasco County / District/ HOA ²
Landscaping and Monument Walls	Developer / District	District
Parks and Recreational Facilities	Developer / District	District

PERMIT STATUS

The required infrastructure improvements for Long Lake Ranch project are contained in the following construction plans:

- Sunlake Boulevard Phase 1B (Phase 1, Construction Completed)
- Sunlake Boulevard Phase 2 (Phase 2, Construction Completed)
- Long Lake Ranch Village Two, Parcels A, B, C, D, and E (Phases 1 & 2, Construction Completed)
- Long Lake Ranch Community Center & Village 3 Parcel G Mass Grading* (Phases 1 & 2, Construction Completed)

² Village 1, Parcel B, is gated. The private roadway behind the gate will be maintained by the homeowners' association.

- Long Lake Ranch Village 8 Townhomes & Village 6 / Portion of Village 3 Mass Grading* (Phase 2, Construction Completed)
- Long Lake Ranch Village 3 (Phase 3, Substantially complete except for Daggerwing Boulevard; completion projected by December 2017.)
- Long Lake Ranch Village 6 (Phase 3, Substantially complete; final completion expected by June 30, 2016.)
- Long Lake Ranch Village 1 Parcels A & B (Phase 4, construction underway and projected to be completed in February 2017).
- Long Lake Ranch Village 4 (Phase 4, construction underway and projected to be completed in December 2016).

*The Developer will reserve the right to the fill when it conveys the land for the lakes to the District. The Developer will permit the District to spread the fill on District property, but the Developer and the not the District will spread the fill on private property.

While the project is expected to be constructed in phases, the USACOE permit encompasses the entire development, and was approved on April 8, 2011 (Permit No. SAJ-2006-02111). In addition, three gopher tortoise relocation permits have been issued which cover the entirety of the District, inclusive of Phases 1 through 4. These permits (GTC-11-00055, GTC-12-00049, and GTC-15-00247) were approved on June 24, 2011, May 18, 2012, and August 28, 2015, respectively. Preliminary Development Plans and construction plans have been submitted and approved by Pasco County, the Southwest Florida Water Management District, and the Florida Department of Environmental Protection on a phase-by-phase basis.

The permit status for the various phases of the project are addressed in Tables 3 through 7 below:

Table 3. Sunlake Boulevard Phase 1B Permit Status

<u>PERMIT</u>	<u>STATUS</u>
1. SWFWMD Environmental Resource Permit (ERP) No. 44013843.023	Approved 8/1/2011
2. Pasco County Right-of-way Use Permit No. 33115	Approved 1/27/2012
3. Florida Department of Environmental Protection (FDEP) Water Distribution System Permit No. 941-51CW00-316.16	Approved 9/28/2011
4. FDEP Wastewater Collection System Permit No. 1017-51CS00-316.16	Approved 9/28/2011

- | | | |
|----|--|---------------------|
| 5. | FDEP National Pollutant Discharge Elimination System
(NPDES) Notice of Intent (NOI) No. FLR10LJ48 | Approved 2/24/ 2012 |
|----|--|---------------------|

Table 4. Sunlake Boulevard Phase 2 Permit Status

<u>PERMIT</u>	<u>STATUS</u>
1. SWFWMD ERP No. 44013843.024	Approved 8/1/2011
2. Pasco County Right-of-way Use Permit No. 33114	Approved 1/27/2012
3. FDEP Water Distribution System Permit No. 942-51CW00-316.17	Approved 9/28/2011
4. FDEP Wastewater Collection System Permit No. Permit No. 1018-51CS00-316.17	Approved 9/28/2011
5. FDEP NPDES NOI No. FLR10LJ48	Approved 2/24/2012

Table 5. Long Lake Ranch Village Two, Parcels A, B, C, D, and E Permit Status

<u>PERMIT</u>	<u>STATUS</u>
1. SWFWMD ERP No. 44013843.025	Approved 10/17/2011
2. Pasco County Subdivision Approval SDU11-003	Approved 1/10/2013
3. FDEP Water Distribution System Permit No. 980-51CW00-316.19	Approved 4/30/2013
4. FDEP Wastewater Collection System Permit No. Permit No. 1062-51CS00-316.19	Approved 4/30/2013
5. FDEP NPDES NOI No. FLR10LJ49	Approved 2/24/2012

Table 6. Long Lake Ranch Community Center & Village 3, Parcel G Mass-Grading* Permit Status

PERMIT

STATUS

- | | | |
|----|---|--------------------|
| 1. | SWFWMD ERP No. 44013843.032 | Approved 9/27/2013 |
| 2. | Pasco County Preliminary/Construction Site Plan LRG13-021 | Approved 11/4/2013 |
| 3. | FDEP Water Distribution System
Permit No. 1010-51CW00-316.20 | Approved 1/2/2014 |
| 4. | FDEP Wastewater Collection System Permit No.
Permit No. 1092-51CS00-316.20 | Approved 1/2/2014 |
| 5. | FDEP NPDES NOI No. FLR10LJ49 | Approved 2/24/2012 |

*As previously indicated, the Developer will reserve the right to the fill when it conveys the land for the lakes to the District. The Developer will permit the District to spread the fill on District property, but the Developer and the not the District will spread the fill on private property.

Table 7. Long Lake Ranch Village 8 Townhomes & Village 6 / Portion of Village 3 Mass Grading*

PERMIT

STATUS

- | | | |
|----|---|--------------------|
| 1. | SWFWMD ERP No. 44013843.033 | Approved 3/4/2014 |
| 2. | Pasco County Subdivision Approval RSD14-002 | Approved 5/6/2014 |
| 3. | FDEP Water Distribution System
Permit No. 1029-51CW00-316.21 | Approved 7/9/2014 |
| 4. | FDEP Wastewater Collection System Permit No.
Permit No. 1113-51CS00-316.21 | Approved 7/9/2014 |
| 5. | FDEP NPDES NOI No. FLR10LJ49 | Approved 2/24/2012 |

*As previously indicated, the Developer will reserve the right to the fill when it conveys the land for the lakes to the District. The Developer will permit the District to spread the fill on District property, but the Developer and the not the District will spread the fill on private property.

Table 8. Long Lake Ranch Village 3

<u>PERMIT</u>	<u>STATUS</u>
1. SWFWMD ERP No. 44013843.038	Approved 4/15/2015
2. Pasco County Subdivision Approval RSD14-019	Approved 5/4/2015
3. FDEP Water Distribution System Permit No. 1065-51CW00-316.26	Approved 5/6/2015
4. FDEP Wastewater Collection System Permit No. Permit No. 1156-51CS00-316.26	Approved 5/6/2015
5. FDEP NPDES NOI No. FLR10OI48	Approved 7/31/2014

Table 9. Long Lake Ranch Village 6

<u>PERMIT</u>	<u>STATUS</u>
1. SWFWMD ERP No. 44013843.036	Approved 1/8/2015
2. Pasco County Subdivision Approval RSD15-002	Approved 2/26/2015
3. FDEP Water Distribution System Permit No. 1070-51CW00-316.31	Approved 7/2/2015
4. FDEP Wastewater Collection System Permit No. Permit No. 1160-51CS00-316.31	Approved 7/2/2015
5. FDEP NPDES NOI No. FLR10PE78	Approved 5/4/2015

Table 10. Long Lake Ranch Village 4

<u>PERMIT</u>	<u>STATUS</u>
1. SWFWMD ERP No. 44013843.049	Approved 1/21/2016
2. Pasco County Subdivision Approval RSD16-004	Approved 4/22/2016

- | | | |
|----|---|--------------------|
| 3. | FDEP Water Distribution System
Permit No. 1098-51CW00-316.34 | Approved 4/15/2016 |
| 4. | FDEP Wastewater Collection System Permit No.
Permit No. 1191-51CS00-316.34 | Approved 4/15/2016 |
| 5. | FDEP NPDES NOI No. FLR20QA15 | Approved 3/31/2016 |

Table 11. Long Lake Ranch Village 1

PERMIT

STATUS

- | | | |
|----|--|--------------------|
| 1. | SWFWMD ERP No. 44013843.048 | Approved 6/9/2016 |
| 2. | Pasco County Subdivision Approval RSD16-005 | Approved 6/1/2016 |
| 3. | FDEP Water Distribution System | Pending |
| 4. | FDEP Wastewater Collection System Permit No. | Pending |
| 5. | FDEP NPDES NOI No. FLR20QA15 | Approved 3/31/2016 |

Pending Permit Issuance

We are of the opinion that all permits not heretofore issued and which are necessary to effect the improvements described herein will be obtained during the ordinary course of development.

LONG LAKE RANCH CDD SUMMARY OF COSTS

Table 12 – District Engineer's Opinion of Cost (All Costs in 2016 Dollars)

	Project Phase				
Item	Phase 1	Phase 2	Phase 3	Phase 4	Total Project
Site Work	\$933,000	\$1,664,000	\$1,965,000	\$2,015,000	\$6,577,000
Roadway & Stormwater Management	1,717,000	1,686,000	2,678,000	1,201,000	7,282,000
Sewer Facilities	1,337,000	1,070,000	1,756,000	1,772,000	5,935,000
Water Facilities	412,000	544,000	869,000	746,000	2,571,000
Recreational Facilities	950,000	2,000,000	0	400,000	3,350,000
Landscape & Streetscape	1,000,000	500,000	150,000	200,000	1,850,000
Engineering & Professional	730,000	835,000	847,000	754,000	3,166,000
Contingency	708,000.00	810,000	847,000	686,000	3,051,000
GRAND TOTAL	\$7,787,000	\$9,109,000	9,112,000	7,774,000	\$33,782,000*

*Please note that previously adopted Engineer's Reports (including the 2014 Report and the 2015 Report) indicated a total Capital Improvement Budget of \$35,036,000. The difference of \$1,254,000 between the previous CIP budget and the current budget represents the estimated cost of the private, gated roadway within Village 1, Parcel B, which will be Developer-funded.

Table 13 – District Engineer's Opinion of Cost – 2016 Project (All Costs in 2016 Dollars)

Item	Total Project
District Acquisition of Remaining Master Infrastructure Identified in the 2015 Project	\$2,235,547
Site Work	\$2,015,000
Roadway & Stormwater Management	1,201,000
Sewer Facilities	1,772,000
Water Facilities	746,000
Recreational Facilities	400,000
Landscape & Streetscape	200,000
Engineering & Professional	754,000
Contingency	686,000
GRAND TOTAL	\$10,009,547

ENGINEER'S OPINION

It is my professional opinion that the summary of costs listed above is sufficient to complete the construction of the items intended.

It is my professional opinion that the infrastructure costs associated herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All infrastructure costs are public improvements or community facilities as set forth in section 190.012(1) and (2) of the Florida Statutes.

The estimate of infrastructure construction costs is only an estimate and not a guarantee maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Pasco County and quantities as represented on construction plans.

The labor market future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation of cost, the total final cost may be more or less than this estimate.

Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed and built in substantial accordance with the approved plans and specifications, can be completed and meet their intended functions. Where necessary, historical costs, information from other professional or utility consultants and contractors have been used in preparation of this report. Consultants and contractors who have contributed in providing the cost data included in this report are reputable entities in the Pasco County area. It is therefore our opinion that the construction of the proposed project can be completed at the cost stated.

Edwin J. Rogers, P.E.
Florida Registered Engineer No. 50082

Appendix A

Long Lake Ranch CDD Parcel "A"

DESCRIPTION: A parcel of land lying in Sections 27,28,33 and 34, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 33, run thence along the North boundary of said Section 33, N.89°38'41"W., 1120.59 feet to a point on the Easterly right-of-way line of SUNLAKE BOULEVARD as described in Official Records Book 8119, Page 114, of the Public Records of Pasco County Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly right-of-way line, N.00°21'17"E., 731.10 feet; thence S.89°38'16"E., 494.81 feet to a point of curvature; thence Easterly, 2228.28 feet along the arc of a curve to the left having a radius of 4101.00 feet and a central angle of 31 °07'54" (chord bearing N.74°47'47"E., 2200.97 feet); thence S.52°42'19"E., 493.98 feet to a point on a curve on the Westerly boundary of parcel described in Official Records Book 6847, Page 785; thence along said Westerly boundary the following three courses; 1) Southerly, 500.25 feet along the arc of a curve to the left having a radius of 514.61 feet and a central angle of 55°41'50" (chord bearing S.09°26'46"W., 480.79 feet) to a point on a curve; 2) Southeasterly, 440.74 feet along the arc of a curve to the left having a radius of 367.98 feet and a central angle of 68°37'28" (chord bearing S.43°13'23"E., 414.86 feet) to a point on a curve; 3) Southeasterly, 333.64 feet along the arc of a curve to the right having a radius of 1393.27 feet and a central angle of 13°43'13" (chord bearing S.40°18'30"E., 332.84 feet), to the Southeasterly boundary of parcel described in Official Records Book 6666, page 1000, the following three courses; 1) S.52°17'47"W., 247.46 feet; 2) S.76°38'49"W., 376.79 feet; 3) S.37°26'15"W., 727.89 feet; thence leaving said Southeasterly boundary, S.00°41'42"W., 1707.49 feet to the Northerly boundary of parcel described in Official Records Book 4645, Page 1058, thence along said Northerly boundary the following two courses: 1) N.89°40'06"W., 162.67 feet; 2) S.56°51'38"W., 620.23 feet; thence leaving said Northerly boundary, S.27°21'50"W., 286.15 feet; thence S.00°01'10"E., 1026.74 feet; thence S.55°31'58"W., 691.17 feet to a point on a curve on the Northerly right-of-way line of said SUNLAKE BOULEVARD; thence along said Northerly and Easterly right-of-way line, the following five (5) courses: 1) Northwesterly, 349.20 feet along the arc of a curve to the left having a radius of 1246.00 feet and a central angle of 16°03'26" (chord bearing N.32°53'20"W., 348.05 feet) to a point of tangency; 2) N.40°55'03"W., 974.29 feet to a point of curvature; 3) Northerly, 729.26 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 41 °47'00" (chord bearing N.20°01'33"W., 713.20 feet) to a point of tangency; 4) N.00°51'57"E., 2859.25 feet; 5) N.00°21'17"E., 0.89 feet to the **POINT OF BEGINNING**.

Containing 274.172 acres, more or less.

Long Lake Ranch CDD Parcel "B"

DESCRIPTION: A parcel of land lying in Section 33, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

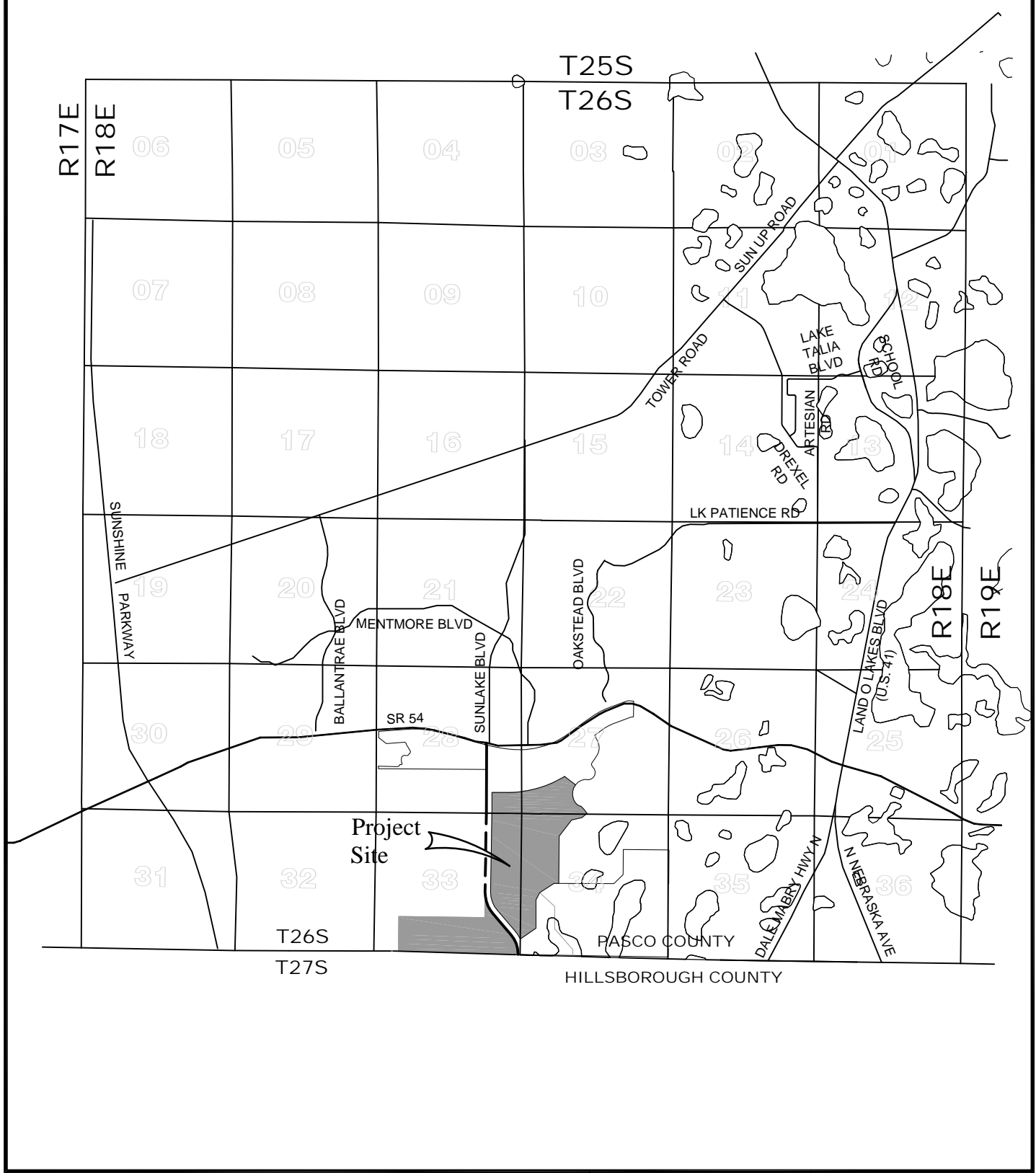
Commence at the Northeast corner of said Section 33, run thence along the East boundary of the Northeast 1/4 of said Section 33, S.00051'56"W., 2556.31 feet to the Northeast corner of the Southeast 1/4 of said Section 33; thence along the East boundary of the Southeast 1/4 of said Section 33, continue S.00°51'56"W., 2556.31 feet to the Southeast corner of said Southeast 1/4 of Section 33; thence along the South boundary of said Section 33, the following two (2) courses:

1) N.89°17'41"W., 100.00 feet to a point on the Southerly right-of-way line of SUNLAKE BOULEVARD as described in Official Records Book 8119, Page 114, of the Public Records of Pasco County Florida, said point also being the **POINT OF BEGINNING**; 2) continue N.89°17'41"W., 4321.10 feet; thence N.00°39'40"E., 1320.07 feet; thence S.89°17'36"E., 3105.27 feet; thence N.00°51'57"E., 926.19 feet to a point of cusp on the aforesaid Southerly right-of-way line of SUNLAKE BOULEVARD; thence along said Southerly right-of-way line of SUNLAKE BOULEVARD, the following four (4) courses: 1) Southerly, 875.11 feet along the arc of a curve to the left having a radius of 1200.00 feet and a central angle of 41 °47'00" (chord bearing S.20°01'33"E., 855.85 feet) to a point of tangency; 2) S.40°55'03"E., 974.29 feet to a point of curvature; 3) Southerly, 756.42 feet along the arc of a curve to the right having a radius of 1046.00 feet and a central angle of 41 °26'02" (chord bearing S.20°12'02"E., 740.05 feet) to a point of tangency; 4) S.00°30'59"W., 26.11 feet to the **POINT OF BEGINNING**.

Containing 125.084 acres, more or less.

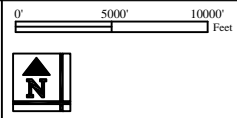
Appendix B

\\ELONG LANE PARCELS\LONG LANE\PROJECTWORKING FILES\DOCUMENT DRAWINGS\DWG\018788-01\018788-01.DWG - LOCAL 20101003 114 PM MARY DUNCAN



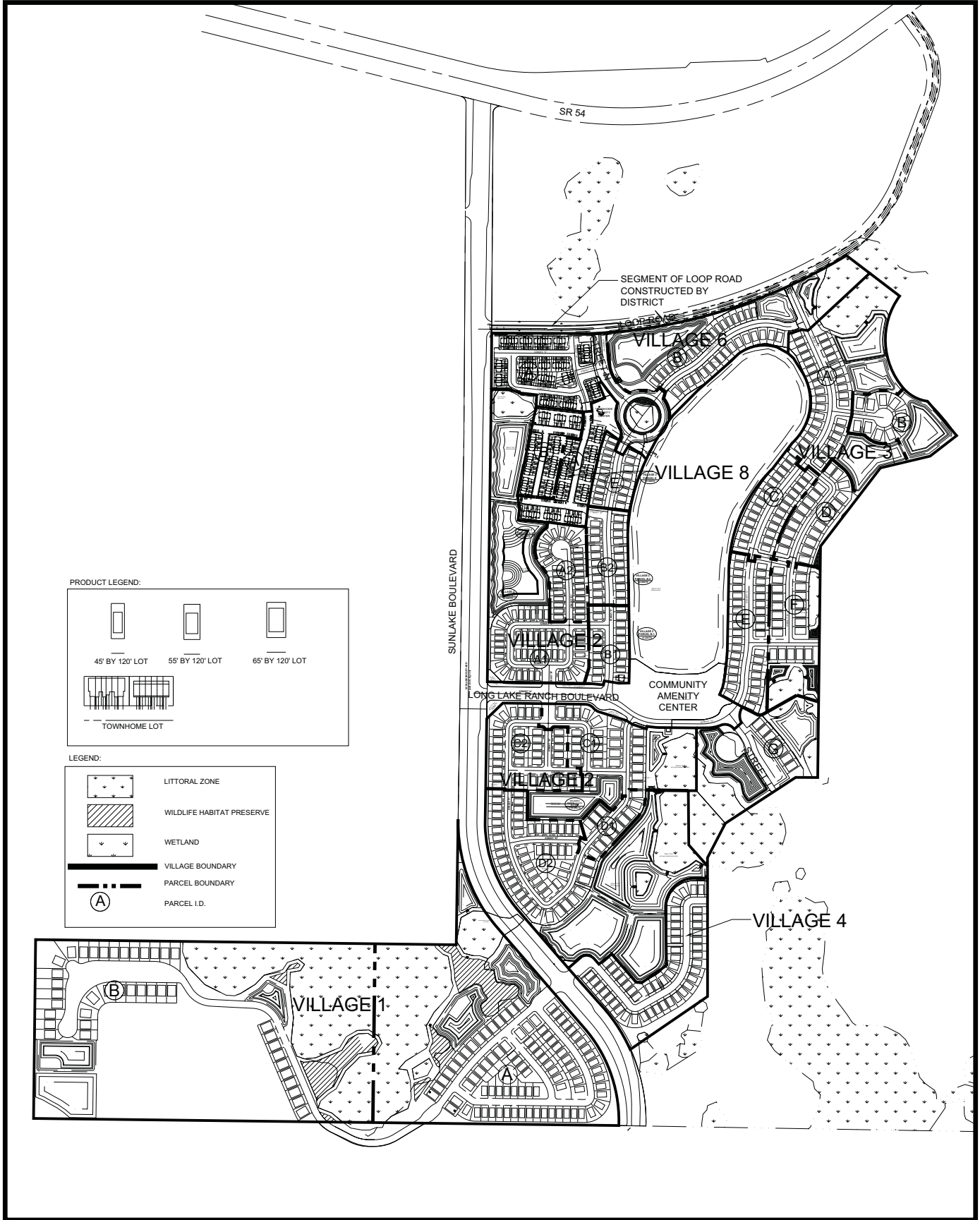
Location Map
Long Lake Ranch

Pasco County



HEIDT
DESIGN
(813) 253-5311

Appendix C



Conceptual Site Plan With Phasing
Long Lake Ranch

Long Lake Ranch, LLC
Pasco, County

180714	UPDATED VILLAGE 2	KIS
82313	ADDED ONE TOWNHOME IN VILLAGE 8A	
DATE	DESCRIPTION	BY
DATE: 02/03/2012	JOB #:	
Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grand tree analysis is required and may affect final unit totals and layout.		

SCALE: NTS



EXHIBIT 21

RETURN TO AGENDA



**Long Lake Ranch
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2024

Long Lake Ranch Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Long Lake Ranch Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Long Lake Ranch Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
Long Lake Ranch Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Long Lake Ranch Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated July 31, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Long Lake Ranch Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 31, 2025

Long Lake Ranch Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

Management's discussion and analysis of Long Lake Ranch Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture and recreation, and interest on long term debt.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Long Lake Ranch Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as capital improvement revenue bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of the financial activity for the year ended September 30, 2024.

- ◆ The District's total assets exceeded total liabilities by \$577,586 (net position). Unrestricted net position for Governmental Activities was \$2,323,744 while restricted net position was \$244,482. Net investment in capital assets was \$(1,990,640).
- ◆ Governmental activities revenues totaled \$2,438,354 while governmental activities expenses totaled \$2,103,079.

**Long Lake Ranch Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	<u>2024</u>	<u>2023</u>
Current assets	\$ 2,462,038	\$ 1,782,467
Restricted assets	943,411	935,431
Capital assets	<u>6,333,516</u>	<u>6,893,550</u>
 Total Assets	 <u>9,738,965</u>	 <u>9,611,448</u>
 Current liabilities	 546,441	 511,500
Non-current liabilities	<u>8,614,938</u>	<u>8,857,637</u>
 Total Liabilities	 <u>9,161,379</u>	 <u>9,369,137</u>
 Net position - net investment in capital assets	 (1,990,640)	 (2,184,087)
Net position - restricted	244,482	723,924
Net position - unrestricted	<u>2,323,744</u>	<u>1,702,474</u>
 Total Net Position	 <u><u>\$ 577,586</u></u>	 <u><u>\$ 242,311</u></u>

The increase in current assets is primarily related to revenues exceeding expenditures in the General Fund in the current year.

The decrease in capital assets is primarily related to current year depreciation.

The decrease in total liabilities is related primarily to the principal payments in the current year.

The increase in net position is related to revenues exceeding expenses in the current year.

**Long Lake Ranch Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 2,276,860	\$ 2,147,383
General Revenues		
Investment earnings	148,360	62,353
Miscellaneous revenue	13,134	23,098
Total Revenues	<u>2,438,354</u>	<u>2,232,834</u>
Expenses		
General government	154,195	145,707
Physical environment	1,040,659	1,101,806
Culture and recreation	379,000	298,858
Interest and other charges	529,225	531,584
Total Expenses	<u>2,103,079</u>	<u>2,077,955</u>
Change in Net Position	335,275	154,879
Net Position - Beginning of Year	<u>242,311</u>	<u>87,432</u>
Net Position - End of Year	<u>\$ 577,586</u>	<u>\$ 242,311</u>

The increase in charges for services relates to the increase in special assessments in the current year.

The increase in investment earnings is due to the increase in investment balances in the current year.

The increase in culture and recreation is related to the pool renovation project in the current year.

**Long Lake Ranch Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2024 and 2023:

Description	Governmental Activities	
	2024	2023
Buildings	\$ 2,090,770	\$ 2,090,770
Improvements other than buildings	3,294,082	3,294,082
Infrastructure	5,586,223	5,586,223
Equipment	201,482	201,482
Accumulated depreciation	(4,839,041)	(4,279,007)
Capital assets, net	<u>\$ 6,333,516</u>	<u>\$ 6,893,550</u>

During the year, depreciation was \$560,034.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to lower capital outlay and landscape replacement expenditures than were anticipated.

The September 30, 2024 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In June 2014, the District issued \$4,450,000 Series 2014A-1 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquiring, constructing, and equipping certain improvements relates to the Series 2014 project. The balance as of September 30, 2024 for the Series 2014A-1 was \$3,670,000.
- ◆ In October 2015, the District issued \$3,190,000 Series 2015A-1 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquiring, constructing, and equipping certain improvements relates to the Series 2015 project. The balance as of September 30, 2024 for the Series 2014A-1 was \$2,740,000.
- ◆ In November 2016, the District issued \$3,105,000 Series 2016 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquiring, constructing, and equipping certain improvements relates to the Series 2016 project. The balance as of September 30, 2024 for the Series 2014A-1 was \$2,590,000.

**Long Lake Ranch Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Long Lake Ranch Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of Long Lake Ranch Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Long Lake Ranch Community Development District, C/O Anchor Stone Management, LLC, 255 Primera Boulevard, Suite 160, Lake Mary, Florida 32746.

Long Lake Ranch Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 2,377,141
Accounts receivable	800
Due from other governments	10,578
Prepaid expenses	23,295
Deposits	50,224
Total Current Assets	<u>2,462,038</u>
Non-current Assets:	
Restricted assets:	
Investments	943,411
Capital assets, being depreciated	
Buildings	2,090,770
Improvements other than buildings	3,294,082
Infrastructure	5,586,223
Equipment	201,482
Accumulated depreciation	<u>(4,839,041)</u>
Total Non-current Assets	<u>7,276,927</u>
Total Assets	<u>9,738,965</u>
LIABILITIES	
Current Liabilities:	
Accounts payable	94,066
Accrued interest payable	212,375
Bonds payable	240,000
Total Current Liabilities	<u>546,441</u>
Non-current Liabilities:	
Bonds payable, net	<u>8,614,938</u>
Total Liabilities	<u>9,161,379</u>
NET POSITION	
Net investment in capital assets	(1,990,640)
Restricted for debt service	244,482
Unrestricted	<u>2,323,744</u>
Total Net Position	<u><u>\$ 577,586</u></u>

See accompanying notes to financial statements.

Long Lake Ranch Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Primary government			
Governmental Activities			
General government	\$ (154,195)	\$ 231,833	\$ 77,638
Physical environment	(1,040,659)	872,013	(168,646)
Culture and recreation	(379,000)	420,437	41,437
Interest and other charges	(529,225)	752,577	223,352
Total Governmental Activities	<u>\$ (2,103,079)</u>	<u>\$ 2,276,860</u>	<u>173,781</u>
General revenues:			
Investment earnings			148,360
Miscellaneous revenue			13,134
Total General Revenues			<u>161,494</u>
Change in Net Position			335,275
Net Position - October 1, 2023			242,311
Net Position - September 30, 2024			<u>\$ 577,586</u>

See accompanying notes to financial statements.

Long Lake Ranch Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and cash equivalents	\$2,377,141	\$ -	\$ 2,377,141
Accounts receivable	800	-	800
Due from other funds	-	40,731	40,731
Due from other governments	7,081	3,497	10,578
Prepaid expenses	23,295	-	23,295
Deposits	50,224	-	50,224
Restricted assets:			
Investments	-	943,411	943,411
Total Assets	<u>\$2,458,541</u>	<u>\$ 987,639</u>	<u>\$ 3,446,180</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable	\$ 94,066	\$ -	\$ 94,066
Due to other funds	40,731	-	40,731
Total Liabilities	<u>134,797</u>	<u>-</u>	<u>134,797</u>
FUND BALANCES			
Nonspendable:			
Prepaid expenses	23,295	-	23,295
Deposits	50,224	-	50,224
Restricted for:			
Debt service	-	987,639	987,639
Assigned for:			
Capital reserves	1,224,002	-	1,224,002
Unassigned	1,026,223	-	1,026,223
Total Fund Balances	<u>2,323,744</u>	<u>987,639</u>	<u>3,311,383</u>
Total Liabilities and Fund Balances	<u>\$2,458,541</u>	<u>\$ 987,639</u>	<u>\$ 3,446,180</u>

See accompanying notes to financial statements.

Long Lake Ranch Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 3,311,383
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, buildings, \$2,090,770, improvements other than buildings, \$3,294,082, infrastructure, \$5,586,223, and equipment, \$201,482, net of accumulated depreciation, \$(4,839,041), used in governmental activities are not current financial resources; and therefore, are not reported at the fund level.	6,333,516
Long-term liabilities, including bonds payable, \$(9,000,000), net of bond discount, net, \$145,062, are not due and payable in the current period; and therefore, are not reported at the governmental fund level.	(8,854,938)
Accrued interest expense for long-term debt is not a current financial use; therefore, it is not reported at the governmental fund level.	<u>(212,375)</u>
Net Position of Governmental Activities	<u><u>\$ 577,586</u></u>

See accompanying notes to financial statements.

Long Lake Ranch Community Development District
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$1,524,283	\$ 752,577	\$ 2,276,860
Investment earnings	97,673	50,687	148,360
Miscellaneous revenues	13,134	-	13,134
Total Revenues	<u>1,635,090</u>	<u>803,264</u>	<u>2,438,354</u>
Expenditures			
Current			
General government	154,195	-	154,195
Physical environment	579,987	-	579,987
Culture and recreation	279,638	-	279,638
Debt service			
Principal	-	230,000	230,000
Interest	-	521,935	521,935
Total Expenditures	<u>1,013,820</u>	<u>751,935</u>	<u>1,765,755</u>
Net Change in Fund Balances	621,270	51,329	672,599
Fund Balances - October 1, 2023	<u>1,702,474</u>	<u>936,310</u>	<u>2,638,784</u>
Fund Balances - September 30, 2024	<u><u>\$2,323,744</u></u>	<u><u>\$ 987,639</u></u>	<u><u>\$ 3,311,383</u></u>

See accompanying notes to financial statements.

Long Lake Ranch Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 672,599
--	------------

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, at the government-wide level, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current year.	(560,034)
--	-----------

Repayment of long-term liabilities are reported as expenditures at the governmental fund level, but such repayments reduce long-term liabilities in the Statement of Net Position.	230,000
--	---------

Amortization expense of bond discounts does not require the use of current financial resources and therefore, is not reported at the fund level. This is the amount of amortization in the current period.	(7,301)
--	---------

In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest from the prior year.	<div style="border-top: 1px solid black; display: inline-block;">11</div>
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Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black; display: inline-block;">\$ 335,275</div>
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See accompanying notes to financial statements.

Long Lake Ranch Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND

For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$1,512,117	\$1,512,117	\$1,524,283	\$ 12,166
Miscellaneous revenues	-	-	13,134	13,134
Investment earnings	-	-	97,673	97,673
Total Revenues	<u>1,512,117</u>	<u>1,512,117</u>	<u>1,635,090</u>	<u>122,973</u>
Expenditures				
Current				
General government	164,764	164,764	154,195	10,569
Physical environment	720,376	720,376	579,987	140,389
Culture and recreation	210,935	210,935	279,638	(68,703)
Capital outlay	116,042	116,042	-	116,042
Total Expenditures	<u>1,212,117</u>	<u>1,212,117</u>	<u>1,013,820</u>	<u>198,297</u>
Net Change in Fund Balances	300,000	300,000	621,270	321,270
Fund Balances - October 1, 2023	<u>1,551,844</u>	<u>1,551,844</u>	<u>1,702,474</u>	<u>150,630</u>
Fund Balances - September 30, 2024	<u><u>\$1,851,844</u></u>	<u><u>\$1,851,844</u></u>	<u><u>\$2,323,744</u></u>	<u><u>\$ 471,900</u></u>

See accompanying notes to financial statements.

Long Lake Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on January 14, 2013, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes and Pasco County, Florida Ordinance 13-01. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Long Lake Ranch Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at-large basis by registered voters within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Long Lake Ranch Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Long Lake Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Long Lake Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Long Lake Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire the capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements.

Long Lake Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as capital improvement revenue bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

b. Restricted Assets

Certain net position of the District will be classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

Long Lake Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include buildings, improvements other than buildings, infrastructure and equipment, are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings	15-30 years
Improvements other than buildings	15 years
Infrastructure	25 years
Equipment	10-30 years

d. Bond Discounts

Bond discounts are amortized over the life of the bonds using the straight-line method.

e. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

f. Net Position

Net position represents the difference between assets and liabilities and is reported in three categories. Net investment in capital assets, represents capital assets, net of accumulated depreciation and any outstanding debt related to those assets. Net position is reported as restricted when there are legal limitations imposed on their use by legislation, or external restrictions imposed by other governments, creditors, or grantors. Unrestricted net position is assets that do not meet definitions of the classifications previously described.

Long Lake Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments to manage custodial credit risk. The District maintains all deposits in a qualified public depository, so that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes. As of September 30, 2024, the District's bank balance was \$2,377,448, and the carrying value was \$2,377,141.

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Government Obligations Fund	31 Days*	\$ 529,903
U S Bank Money Market	N/A	413,508
Total		<u>\$ 943,411</u>

* Maturity is a weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the District's investments listed above are Level 1 assets.

Long Lake Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investment in First American Government Obligations Fund was rated AAAM by Standard & Poor's. The District's investment in U S Bank Money Market is not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest. The investments in U S Bank Money Market represent 44% and the investments in First American Government Obligations Fund represent 56% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted general fund budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the Pasco County Tax Collector on November 1 and due on or before March 31 of each year.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

Long Lake Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital asset, being depreciated:				
Buildings	\$ 2,090,770	\$ -	\$ -	\$ 2,090,770
Improvements other than buildings	3,294,082	-	-	3,294,082
Infrastructure	5,586,223	-	-	5,586,223
Equipment	201,482	-	-	201,482
Less accumulated depreciation	(4,279,007)	(560,034)	-	(4,839,041)
Total Capital Assets Depreciated, Net	<u>\$ 6,893,550</u>	<u>\$ (560,034)</u>	<u>\$ -</u>	<u>\$ 6,333,516</u>

Depreciation of \$560,034 was charged to physical environment, \$460,672, and culture and recreation, \$99,362.

NOTE E – INTERFUND BALANCES

Interfund balances at September 30, 2024, consisted of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>
Debt Service Fund	General Fund
	\$ 40,731

Interfund balances relate to funds collected by the General Fund on behalf of the Debt Service Fund that were not remitted as of year-end.

Long Lake Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 9,230,000
Principal payments	<u>(230,000)</u>
Long-term debt at September 30, 2024	\$ 9,000,000
Less: bond discount, net	<u>(145,062)</u>
Bonds Payable, Net at September 30, 2024	<u><u>\$ 8,854,938</u></u>

Long-term debt for Governmental Activities is comprised of the following:

Capital Improvement Revenue Refunding Bonds

\$4,450,000 Series 2014A-1 Capital Improvement Revenue Bonds due in annual principal installments maturing May 2044. Interest is due semi-annually on May 1 and November 1, at various rates between 5.625% and 6.000%. Current portion is \$100,000.

\$ 3,670,000

\$3,190,000 Series 2015A-1 Capital Improvement Revenue Bonds due in annual principal installments maturing May 2045. Interest is due semi-annually on May 1 and November 1 at various rates between 6.00% and 6.25%. Current portion is \$65,000.

2,740,000

\$3,105,000 Series 2016 Capital Improvement Revenue Bonds due in annual principal installments maturing May 2046. Interest is due semi-annually on May 1 and November 1 at various rates between 4.00% and 4.75%. Current portion is \$75,000.

2,590,000

Bonds Payable at September 30, 2024

\$ 9,000,000

Long Lake Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 240,000	\$ 509,582	\$ 749,582
2026	250,000	496,763	746,763
2027	260,000	483,263	743,263
2028	275,000	468,694	743,694
2029	295,000	453,294	748,294
2030-2034	1,735,000	2,000,891	3,735,891
2035-2039	2,295,000	1,448,915	3,743,915
2040-2044	3,065,000	706,889	3,771,889
2045-2046	585,000	39,951	624,951
Totals	<u>\$ 9,000,000</u>	<u>\$ 6,608,242</u>	<u>\$ 15,608,242</u>

Summary of Significant Bond Resolution Terms and Covenants

Capital Improvement Revenue Bonds

Significant Bond Provisions

The Series 2014 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2026 at a redemption price equal to the principal amount of the Series 2014 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2014 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2029 at a redemption price equal to the principal amount of the Series 2015 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2015 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2027 at a redemption price equal to the principal amount of the Series 2016 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2016 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

Long Lake Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bond Resolution Terms and Covenants (Continued)

Capital Improvement Revenue Bonds (Continued)

Significant Bond Provisions (Continued)

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2014A-1, Series 2015A-1, and Series 2016 Reserve Account requirements are equal to 50 percent of the maximum annual debt outstanding for Series 2014A-1, Series 2015A-1, and Series 2016 Bonds. The Series 2014A-1, Series 2015A-1, and Series 2016 Bonds were funded from the proceeds of the Series 2014A-1, Series 2015A-1, and Series 2016 Bonds in amounts. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2024:

<u>Capital Improvement Revenue Bonds</u>	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2014A-1	\$ 317,200	\$ 317,200
Series 2015A-1	\$ 117,969	\$ 117,969
Series 2016	\$ 95,731	\$ 95,613

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the last three years.

Long Lake Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE H – SUBSEQUENT EVENT

In November 2024, the District made prepayments in the amount of \$5,000 on each of the Series 2014A-1 and Series 2016 Capital improvement Revenue Bonds.

In February 2025, the District made prepayments in the amount of \$5,000 on the Series 2014A-1 Capital improvement Revenue Bonds.

In May 2025, the District made prepayments in the amount of \$5,000 on each of the Series 2014A-1 and Series 2016 Capital improvement Revenue Bonds.



**Berger, Toombs, Elam,
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**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Long Lake Ranch Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated July 31, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Long Lake Ranch Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Long Lake Ranch Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Long Lake Ranch Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Long Lake Ranch Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Long Lake Ranch Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 31, 2025



Berger, Toombs, Elam, Gaines & Frank

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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Long Lake Ranch Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated July 31, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated July 31, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors
Long Lake Ranch Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Long Lake Ranch Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Long Lake Ranch Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Long Lake Ranch Community Development District. It is management's responsibility to monitor the Long Lake Ranch Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Long Lake Ranch Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 4
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 0
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$8,000
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$0
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: Pool renovation project, \$96,758.31
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.



To the Board of Supervisors
Long Lake Ranch Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Long Lake Ranch Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:
\$1,693.10 – \$2,042.95 for the General Fund and \$637.76 – \$1,169.22 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$2,276,859.87.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$3,670,000 Series 2014A-1 Bonds due on May 1, 2044 at various rates from 5.625% to 6.000%. \$2,740,000 Series 2015A-1 Bonds due on May 1, 2045 at various rates from 6.00% to 6.25%. \$2,590,000 Series 2016 Bonds due on May 1, 2046 at various rates from 4.00% to 4.75%.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 31, 2025



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

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

We have examined Long Lake Ranch Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Long Lake Ranch Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Long Lake Ranch Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Long Lake Ranch Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Long Lake Ranch Community Development District's compliance with the specified requirements.

In our opinion, Long Lake Ranch Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 31, 2025

EXHIBIT 22

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"?