

Long Lake Ranch

COMMUNITY DEVELOPMENT DISTRICT



ADVANCE MEETING PACKAGE

DATE / TIME:

Thursday, September 4, 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 **Thursday, September 4, 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: Thursday, September 4, 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 – Agenda Items *(limited to 3 minutes per individual)*

III. Supervisor Comments

IV. Professional Vendor Presentations

A. GHS Environmental Aquatic Maintenance

- | | |
|--|-------------|
| 1. Aquatic Maintenance Log 8-27-25 | EXHIBIT 1.1 |
| 2. Pond 70 Grass Carp Stocking Proposal - \$440.00 | EXHIBIT 1.2 |

B. Red Tree Landscape – *brought back from prior month*

- | | |
|---|-------------|
| ❖ Landscape Maintenance Report July 2025 | EXHIBIT 2.1 |
| ❖ Landscape Maintenance Report August 2025 <i>(to be distributed)</i> | EXHIBIT 2.2 |
| ❖ Discussion & Assessment of Drip Line Project <i>(to be distributed)</i> | EXHIBIT 2.3 |
| ❖ 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 2.4 |
| ❖ Proposal - Tree Removal - Sunlake Blvd at Primrose Sign - \$650.00 | EXHIBIT 2.5 |
| ❖ Proposal - Sunlake Blvd: Removal of Leaning Trees - \$3,000.00 | EXHIBIT 2.6 |
| ❖ Discussion of Trimming of Fence Lines | |

- ❖ Discussion of Hurricane Preparedness

C. District Counsel

1. Discussion of Towing Policy

V. Amenity General Manager & Field Manager

- ❖ Update on Fence Repairs – Advanced Fence Warranty provisions & Other Vendors
- ❖ Update on Pedestrian Bridge Painting Project
- ❖ Consideration of Proposal for Mushroom Pool Repair – Cooper Pools - \$2,860.00 EXHIBIT 3.1
- ❖ Update on Drain at Handicap Ramp
- ❖ Discussion of Fishing Dock Condition
- ❖ Discussion of Parking Exemptions & Privileges
- ❖ Discussion of Task List EXHIBIT 3.2

VII. Financial & Administrative Matters

- A. Consideration for Acceptance of July 2025 Unaudited Financial Statements EXHIBIT 4.1
- B. Presentation of Check Details for July 2025 EXHIBIT 4.2
- C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 7, 2025 EXHIBIT 4.3
- D. Consideration for Adoption of Resolution 2025-13 Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026 and Providing for an Effective Date EXHIBIT 4.4

VIII. Staff Reports

- A. District Manager
- B. District Engineer

IX. Other Introduced Items

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

XI. Supervisor Requests

Any items and materials listed under Supervisor Requests have been provided solely by the identified Supervisor and have not been reviewed, approved, confirmed for accuracy by District staff or other Supervisors. Materials provided under Supervisor Requests are not approved by the Board prior to inclusion in the agenda, and may not necessarily reflect the position of the Board

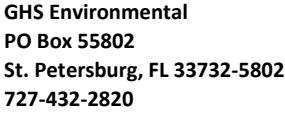
- A. Supervisor Thompson EXHIBIT 5

XII. Adjournment

EXHIBIT 1.1

RETURN TO AGENDA





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		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	Field Notes
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	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	T	Trash pickup all ponds.
2/27/2025	*																								*		Placed order for delivery of grass carp for Big Lake and Pond 80. Availibilty and delivery for 12"-14" fish scheduled for April.	
3/7/2025																											Field check.	
3/12/2025																											Field check.	
3/18/2025																											Field check.	
3/25/2025		G	G			G	G, T	G	L	L	G	G					G									G		
4/2/2025	G						T	T														G					Removed roof shingles exposed from water level drop on FPM 7, 7A.	
4/17/2025														G	G			G							G	G		
4/25/2025		T	T								T	T	T		T					T				T				
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	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	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	T	Trash pickup all ponds.
8/4/2025	G, T																							G				
8/7/2025			SM			G, SM	SM	G	G	G, L			G	G		G								S, SM	G	G	Attended CDD meeting.	
8/14/2025																										G		
8/19/2025																											Field check.	

Service Date		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	Field Notes
8/27/2025		G										S					G											Prepared and submitted GHS Proposal No. 25-223 for grass carp stocking in Pond 70.

EXHIBIT 1.2

RETURN TO AGENDA





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

August 27, 2025

Long Lake Ranch Community Development District
c/o Ms. Patricia Thibault, District Manager
Anchor Stone Management
255 Primera Boulevard, Suite 160
Lake Mary, Florida 32746

**Re.: Long Lake Ranch Community Development District
Pond 70 - Grass Carp Stocking
GHS Proposal #25-223**

Dear Ms. Thibault,

GHS Environmental (GHS) is pleased to provide our services for grass carp stocking to provide biological control to assist in the reduction of hydrilla in Pond 70 located in the Long Lake Ranch Community Development District (CDD).

This proposal was prepared based on the information provided by the Client. The tasks, services and associated costs as described below are subject to change with direct requests by Client. This proposal is to be considered as a draft for review by Client. If the tasks are acceptable, this proposal may be considered final and signed to initiate services.

Proposed Scope of Services

Task 1: Pond 70 – Grass Carp Delivery and Installation

GHS will provide, deliver and install 22 12"-14" Triploid Grass Carp into Pond 70. Please note, at the request of the CDD in the previous stocking events, this cost estimate was generated using the larger grass carp to increase survivorship against predators.

Proposed Budget

Table 1 summarizes the proposed budget for the tasks outlined above. Our proposed budget for the work described above is \$440.00 for Task 1. The budget provided above is our best estimate of the final cost; our invoices, however, will be on a time and materials basis, and will reflect the actual costs required to complete the assigned tasks. Please note, grass carp prices may change due to supply availability and the current price fluctuations due to the economy. The proposed budget is to be considered a "not-to-exceed" figure; unexpected costs over and above this estimate will not be incurred prior to obtaining your authorization.



Table 1 – Proposed Budget

Task Description		Subtotal
TASK 1	Grass Carp Delivery and Stocking (22 Fish)	\$440
GRAND TOTAL		\$440

Closing Comments

We greatly appreciate the opportunity to submit this proposal for your consideration. Please do not hesitate to call us at (727) 432-2820 with any questions you might have concerning this proposal. If you wish to modify this proposal, GHS will readily tailor it to address your unique needs. If this proposal meets with your approval, GHS would appreciate your acceptance by returning a signed copy via email to Chuck@GHSenvironmental.com. We look forward to working with you on this project.

Sincerely yours,

GHS Environmental

A handwritten signature in black ink, appearing to read 'Dana J. Gaydos'.

Dana J. Gaydos
Principal

A handwritten signature in black ink, appearing to read 'Chuck Burnite'.

Chuck Burnite
Sr. Environmental Scientist

Accepted by:

Signature/Title

Date

EXHIBIT 2.1

RETURN TO AGENDA





LONG LAKE RANCH CDD

LANDSCAPE MAINTENANCE REPORT:

JULY 2025

TO: District Management
Long Lake Ranch CDD Board of Supervisors

FROM: John Burkett, Client Care Specialist – RedTree Landscape Systems

Mowing Service

- Mowing service was performed as per contract.
- The dog park was also mowed.

Grounds Maintenance

- The detail service was completed as per contract.
- Green space areas – trash removed.

Irrigation Service

- Irrigation system was monitored with minor repairs and adjustments made as needed.

Pest Control/Fertilization

- The Fakahatchee grass that was treated for spider mites continues to be monitored.

Landscape / Arborcare

The following tree work was completed by our Arborcare team

- Tree Removal Proposal - (3) fallen trees behind 1900 Moorhen Way.
- Tree Removal Proposal - on side of home at 1900 Moorhen Way.
- Tree Staking Proposal - for (2) leaning Pine trees on Seranoa Blvd.

Work Orders / Service Requests

- Please do not hesitate to send any service requests to our Service Desk at service@redtreelandscape.systems. The property name, photographs, and coordinates (street names, etc.) are all extremely helpful in assuring that we can address any concerns promptly and report back to you with completion.

EXHIBIT 2.2

RETURN TO AGENDA





LONG LAKE
RANCH

EXHIBIT 2.3

RETURN TO AGENDA





LONG LAKE RANCH

EXHIBIT 2.4

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 2.5

RETURN TO AGENDA





Proposal #395

Date: 8/15/2025

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

Tree Removal on Sunlake Boulevard Near Primrose Sign

Sunlake Boulevard near the Primrose sign:

- Flush cut and remove dead tree, directly behind 1260 Multiflora Loop
- Debris removal, hauling, and dumping fees included



Default Group**LC - Tree Removal****LC - Tree Removal Price: \$650.00****Subtotal \$650.00****Estimated Tax \$0.00****Total \$650.00****Terms & Conditions****By** _____**John Burkett, Jr.****Date** 8/15/2025**RedTree Landscape Systems LLC****By** _____**Date** _____**Long Lake Ranch Community
Development District**

EXHIBIT 2.6

RETURN TO AGENDA



Customer:

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

Property:

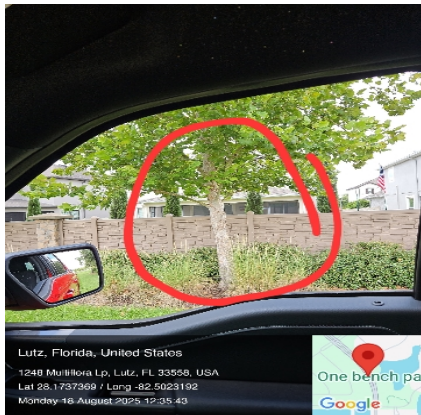
Long Lake Ranch Community
Development District
19037 Long Lake Ranch Blvd
C/o Vesta Property Management
Lutz, FL 33558

Sunlake Boulevard: Removal of Leaning Trees

Along Sunlake Boulevard: Flush cut and remove (4) leaning trees, behind or near the following addresses (as shown in the attached pictures).

- 1223 Sunlake Boulevard
- 1336 Multiflora Loop
- 1260 Multiflora Loop
- 1248 Multiflora Loop

Labor, debris removal, hauling, and dump fees are included.



Default Group**ARBOR - Tree Removal****ARBOR - Tree Removal Price: \$3,000.00****Subtotal \$3,000.00****Estimated Tax \$0.00****Total \$3,000.00****Terms & Conditions****By** _____**John Burkett, Jr.****Date** 8/18/2025**RedTree Landscape Systems LLC****By** _____**Date** _____**Long Lake Ranch Community
Development District**

EXHIBIT 3.1

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 3.2

RETURN TO AGENDA



LONG LAKE RANCH CDD

TASK LIST: SEPTEMBER 2025

TASK	DATE ASSIGNED	ASSIGNED TO	DELIVERABLE DATE	NOTES
Progressive & Monument Accident	03.15.2025	District Manager	09.07.2025	Spoke to Progressive and they will be sending a check. The check still has not come and placed another email and phone call and Progressive says that the check was returned as they failed to put an office number and they will resend
Insurance & Car Hit on Sunlake	03.15.2025	District Manager	09.04.2025	Reviewing old aged files for discussion and photos of the matter We cannot locate the police report on the matter as it did not come over in the District records At an impasse as to next steps
Water Fountain	06.06.2025	Maintenance	09.04.2025	The fountain that was to be seated was not a water bottle fountain. To change the footprint to water bottle fountain would require a change in stonework and increase in expenditures. The manufacturer has requested additional photos to make a determination if they will replace. These have been sent The other fountain has been replaced
Bridge Painting	06.06.2025	Maintenance	09.10.2025	Bridge Painting is underway and should be completed shortly
Bike Rack for Inside Pool Area	06.06.2025	Maintenance	09.04.2025	Discussion as to relocating the bike racks outside of the access gate to the amenity. This is still to be decided. Further discussion at the September board meeting
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. Direction was given to obtain warranty information
Lights Out Around Monuments	06.15.2025	Maintenance		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 As Lights go out the vendor is notified and addresses
Tennis Contract	06.16.2025	Peter Chow	09.04.2025	Peter Chow has deposited \$960 funds in July and contract has been executed
Pool Resurfacing Warranty - Main Pool	07.07.2025	District Manager	09.04.2025	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. Have left VM and email to Pool Doctors - waiting on a rebuttal reply - this is for the main pool and not the foxtail pool
Pool Resurface - Foxtail			09.04.2025	The Board at the August meeting gave direction to grab additional proposal. Pool Doctors was at \$2,600 for Foxtail and \$1,300 for main pool
Finn Outdoor & Sidewalk	07.07.2025	Field Joe	09.04.2025	Sent email to vendor on 07.28 for observations. Anchor Joe will revisit the area before the meeting for board discussion. Joe went and took photos right after a storm and there was not standing water. Still monitoring
Fence Along Nightshade	07.07.2025	Maintenance	08.07.2025	WAVY Faux Stone Fence - Additional Proposals Being Sought
Sign Audit	08.07.2025	Maintenance	10.09.2025	Sign Audit of Community was Split Between Joe and Bill - this has begun and will be completed for October



EXHIBIT 4.1

RETURN TO AGENDA





LONG LAKE RANCH

Summary Financial Statements (Unaudited)

July 31, 2025

Long Lake Ranch CDD
Balance Sheet
July 31, 2025

	General Fund	Reserve Fund	Debt Service 2014 Fund	Debt Service 2015 Fund	Debt Service 2016 Fund	Total
1 <u>Assets:</u>						
2 Operating Account-SS	\$ 1,007,391	\$ 1,278,815	\$ -	\$ -	\$ -	\$ 2,286,206
3 Money Market Account- SS	505,766	300,000	-	-	-	805,766
4 Debit Card - SS	6,370	-	-	-	-	6,370
5 Petty Cash	3,187	-	-	-	-	3,187
6 Trust Accounts						
7 Revenue Fund	-	-	230,690	133,347	90,857	454,894
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	6,466	5,271	23,207
14 Prepaid Expenses	673	-	-	-	-	673
15 Deposits	61,859	-	-	-	-	61,859
16 TOTAL ASSETS	1,586,046	1,581,574	556,001	257,781	191,741	4,173,143
17 Liabilities:						
18 Accounts Payable	43,086	-	-	-	-	43,086
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	76,392	-	-	-	-	76,392
23 Fund Balance						
24 Non-Spendable	62,532	-	-	-	-	62,532
25 Assigned: Capital Reserves	287,256	1,581,574	-	-	-	1,868,830
26 Assigned:2-Month Operating Capital	210,242	-	-	-	-	210,242
27 Restricted for Debt Service	-	-	556,001	257,780	191,741	1,005,522
28 Unassigned	949,627	-	-	-	-	949,627
29 TOTAL LIABILITIES AND FUND BALANCE	\$ 1,586,046	\$ 1,581,574	\$ 556,001	\$ 257,781	\$ 191,741	\$ 4,173,143

LONG LAKE RANCH CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through July 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	FY 2025 Month Of June	FY 2025 Month Of July	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	\$ -	\$ 1,217,577	\$ 1,212,116	\$ 5,461	100%
4 Assessments Levied for General Fund Transfer to Res	-	-	-	-	-	-	-	-	-	-	300,000	300,000	-	100%
5 Early Payment Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6 Assessments Excess	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7 Additional Revenue														0%
8 Tennis	-	-	-	-	-	240	-	-	-	960	1,200	1,440	(240)	83%
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	2,558	22,990	-	22,990	0%
13 Advertisement Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
14 Misc Revenue	-	-	-	-	-	-	-	-	-	1,095	1,095	-	1,095	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	4,613	1,543,987	1,561,452	(17,465)	99%
17 Expenditures:														
18 Administrative														
19 Supervisors-Regular Meetings	1,000	1,000	1,000	1,000	600	1,000	1,000	1,000	1,000	400	9,000	13,000	(4,000)	69%
20 Supervisors-Workshops	-	-	-	-	-	-	-	-	-	-	-	1,000	(1,000)	0%
21 Payroll Taxes (BOS)	-	61	107	168	153	77	-	77	-	61	703	1,071	(368)	66%
22 Payroll Services Fees	-	50	100	100	100	50	-	50	-	50	500	700	(200)	71%
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	833	8,921	10,000	(1,079)	89%
25 Accounting	833	834	834	834	834	833	833	833	833	833	8,334	10,000	(1,666)	83%
26 Assessment Roll Preparation	417	417	417	417	417	417	417	417	417	417	4,166	5,000	(834)	83%
27 Dissemination Agent	250	250	250	250	250	250	250	250	250	417	1,917	3,000	(1,083)	64%
28 District Counsel	-	2,700	2,467	3,851	6,575	3,157	-	-	-	4,937	23,687	40,000	(16,313)	59%
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	321	702	150	552	468%
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	387	936	1,500	(564)	62%
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	12,470	8,325	4,942	5,713	5,551	8,657	90,188	139,075	(48,887)	65%
39 Insurance														
40 Public Officials, General Liability & 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	1,226	13,988	15,000	(1,012)	93%
46 Utilities-Solid Waste Assessment	-	-	-	-	-	-	-	-	-	-	-	1,500	(1,500)	0%
47 Utilities-Solid Waste Removal	120	120	120	120	120	120	120	120	120	155	1,237	2,000	(763)	62%
48 TOTAL UTILITIES	13,540	13,203	13,599	14,270	14,556	1,671	14,795	15,480	15,414	1,381	117,908	193,500	(75,592)	61%
49 Security														
50 Security Repairs & Maintenance	-	670	419	145	-	-	435	145	524	869	3,207	7,500	(4,293)	43%
51 TOTAL SECURITY	-	670	419	145	-	-	435	145	524	869	3,207	7,500	(4,293)	43%

LONG LAKE RANCH CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through July 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	FY 2025 Month Of June	FY 2025 Month Of July	FY2025 Total Actual Year to Date	FY2025 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
52 Community Maintenance														
53 Field Services	417	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	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	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	-	-			3,500	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	333	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		5,000	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	25,795	391,851	595,046	(228,989)	66%
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	19,314	111,061	127,097	(16,036)	87%
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	3,200	35,200	40,000	(4,800)	88%
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	1,244	14,471	21,000	(6,529)	69%
85 Office Supplies	-	7	60	-	-	26	4			1,606	1,703	1,200	503	142%
86 Furniture Repair/Replacement	-	-	-	-	-	-	-				-	1,750	(1,750)	0%
87 Pool Repairs	-	5,060	165	-	68	-	-	514	718	2,612	9,137	2,000	7,137	457%
88 Pool Permits	-	-	-	-	-	-	-				-	1,000	(1,000)	0%
89 Communication (Tel, Fax, Internet)	377	377	377	397	410	410	410	454	407	371	3,988	5,000	(1,012)	80%
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			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	28,347	179,699	230,518	(50,819)	78%
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	123,645	67,668	82,561	54,603	57,280	65,049	813,886	1,261,452	(473,361)	65%
100 Total Excess Expenditures Over (Under) Revenues	(158,554)	125,552	1,175,489	(37,229)	(102,684)	(59,368)	(57,232)	(49,444)	(45,992)	(60,436)	730,101	300,000	473,361	
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	-	
106 Fund Balance - Beginning	1,079,743	921,188	1,046,740	2,222,228	2,184,999	2,082,313	2,022,761	1,965,529	1,916,084	1,870,092	1,079,743	1,079,743		
107 Net Change In Fund Balance	(158,554)	125,552	1,175,489	(37,229)	(102,684)	(59,368)	(57,232)	(49,444)	(45,992)	(360,436)	1,030,101	600,000		
108 Fund Balance - Ending-Projected	921,188	1,046,740	2,222,228	2,184,999	2,082,313	2,022,946	1,965,529	1,916,084	1,870,092	1,509,657	2,109,844	1,679,743		

Long Lake Ranch CDD
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 through July 31, 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 July 31, 2025

	FY 2025 Approved Budget	FY2025 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 Revenues:			
2 Special Assessments- On Roll (NET)	\$ 317,500	\$ 318,978	\$ 1,478
3 Excess Fees	-	-	-
4 Interest Revenue	-	18,212	18,212
5 Total Revenues	317,500	337,190	19,690
6 Expenditures:			
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.	-	7,215	7,215
15 NET Change in Fund Balance	-	7,215	7,215
16 Fund Balance-Beginning	548,786	548,786	-
17 Fund Balance - Ending	\$ 548,786	\$ 556,001	\$ 7,215

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 July 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	\$ 236,752	\$ 814
3 Excess Fees	-	-	-
4 Interest Revenue	-	8,574	8,574
5 Total Revenues	235,938	245,326	9,388
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	11,588	7,438
15 NET Change in Fund Balance	4,150	11,588	7,438
16 Fund Balance-Beginning	246,192	246,192	-
17 Fund Balance - Ending	\$ 250,342	\$ 257,780	\$ 7,438

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 July 31, 2025

	FY 2025 Approved Budget	FY2025 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 Revenues:			
2 Special Assessments- On Roll (NET)	\$ 191,881	\$ 193,031	\$ 1,150
3 Excess Fees	-	-	-
4 Interest Revenue	-	6,693	6,693
5 Total Revenues	191,881	199,724	7,843
6 Expenditures:			
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	(920)	(3,201)
15 NET Change in Fund Balance	2,281	(920)	(3,201)
16 Fund Balance-Beginning	192,661	192,661	-
17 Fund Balance - Ending	\$ 194,942	\$ 191,741	\$ (3,201)

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Bank Reconciliation
For the Period of December 1, 2024 through July 31, 2025

Balance per Bank Statement	2,393,187
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Plus: Deposits in Transit	-
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Less: Outstanding Checks	(106,981)
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<i>Adjusted Bank Balance</i>	<u>2,286,206</u>
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Beginning Balance	2,442,056
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Receipts	2,055
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Disbursements	(157,906)
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<i>Balance per Book</i>	<u>2,286,206</u>
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Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
			Beginning balance		\$	219,365.74
10/1/2024	100047	Cooper Pools Inc.	Invoice: 9220 (Reference: STENNER 45MJL5A1STAA 120V.)		\$ 688.00	\$ 218,677.74
10/1/2024	100048	Breeze Connected, LLC, CDD	Invoice: 4056 (Reference: Onsite Payroll pay period ending 9.22.24.)		\$ 1,630.32	\$ 217,047.42
10/1/2024	100049	RedTree Landscape Systems	Invoice: 18942 (Reference: Irrigation repairs.)		\$ 172.35	\$ 216,875.07
10/1/2024	100050	Turner Pest Control LLC	Invoice: 619595934 (Reference: Commercial Pest Control - Monthly Service.)		\$ 107.50	\$ 216,767.57
10/1/2024	100051	Premiere Painting	Invoice: 2092 (Reference: Community Painting.)		\$ 3,850.00	\$ 212,917.57
10/1/2024	100052	Finn Outdoor	Invoice: 2827 (Reference: French drain with boxes and discharge.)		\$ 19,375.00	\$ 193,542.57
10/1/2024	100053	S & A Services of the Bay Area	Invoice: 0000070 (Reference: Foxtail Ladies Restroom.)		\$ 475.00	\$ 193,067.57
10/2/2024	100224ACH	Duke Energy	Summary Bill 8/4/24-9/3/24		\$ 12,654.23	\$ 180,413.34
10/2/2024	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
10/2/2024	100055	Kutak Rock LLP	Invoice: 3454161 (Reference: For Professional Legal Services Rendered.) Invoice: 345416		\$ 4,298.76	\$ 145,082.58
10/4/2024	100056	Breeze Connected, LLC, CDD	Invoice: 4096 (Reference: Amenity Manager.) Invoice: 4097 (Reference: Professional Mana		\$ 10,839.92	\$ 134,242.66
10/4/2024	100057	Breeze	Invoice: 19587 (Reference: Service Area CDD.)		\$ 416.67	\$ 133,825.99
10/4/2024			Deposit	\$ 300.00		\$ 134,125.99
10/8/2024	100058	Breeze Connected, LLC, CDD	Invoice: 4102 (Reference: Tampa Bay Times- 2nd ad rule making.)		\$ 198.80	\$ 133,927.19
10/9/2024	100924ACH	Frontier	Phone and Internet 09/15/24 to 10/14/24		\$ 139.48	\$ 133,787.71
10/9/2024	100924ACH1	Frontier	Phone and Internet 09/15/24 to 10/14/24		\$ 236.60	\$ 133,551.11
10/14/2024	9999	Long Lake Ranch CDD C/O US BANK	FY24 Tax collections DS 2014 A-1		\$ 17,390.05	\$ 116,161.06
10/14/2024	9997	Long Lake Ranch CDD C/O US BANK	FY24 Tax collections DS 2015 A-1		\$ 12,872.07	\$ 103,288.99
10/14/2024	9998	Long Lake Ranch CDD C/O US BANK	FY24 Tax collections DS 2016		\$ 10,468.47	\$ 92,820.52
10/15/2024	100059	Business Observer	Invoice: 24-01834P (Reference: Public Hearing on November 7, 2024 Rule Development Publis		\$ 45.94	\$ 92,774.58
10/15/2024	100060		96034.81 Invoice: 4112 (Reference: Onsite Payroll pay period ending 10.6.24.)		\$ 1,425.84	\$ 91,348.74
10/15/2024	100061	Cooper Pools Inc.	Invoice: 9262 (Reference: Monthly Commercial Pool Service October 2024.)		\$ 3,200.00	\$ 88,148.74
10/21/2024	100062	RedTree Landscape Systems	Invoice: 19060 (Reference: Installation of seasonal flowers in designated flower beds.)		\$ 8,181.00	\$ 79,967.74
10/21/2024	100063	GHS LLC	Invoice: 2024-588 (Reference: Aquatic Maintenance Program.)		\$ 2,460.00	\$ 77,507.74
10/21/2024	100064	Blue Water Aquatics, Inc.	Invoice: 32441 (Reference: Fountain Repair.)		\$ 3,571.64	\$ 73,936.10
10/21/2024	100065	American Illuminations & Decor	Invoice: 44 (Reference: Deposit for Premium Permanent RGB Track Lighting.)		\$ 16,734.38	\$ 57,201.72
10/21/2024	102124ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 8/16/2024 to 9/17/2024		\$ 1,470.82	\$ 55,730.90
10/21/2024	102124ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 8/16/2024 to 9/17/2024		\$ 153.11	\$ 55,577.79
10/23/2024	100066	RedTree Landscape Systems	Invoice: 19166 (Reference: Monthly Grounds Maintenance Services.)		\$ 13,675.00	\$ 41,902.79
10/23/2024	100067		287256 Invoice: INV-SN-404 (Reference: Subscription start: 10/1/2024.)		\$ 1,537.50	\$ 40,365.29
10/23/2024	100068	Florida Commerce	Invoice: 91155 (Reference: Special District Filling Fee.)		\$ 175.00	\$ 40,190.29
10/28/2024			Funds Transfer	\$ 100,000.00		\$ 140,190.29
10/28/2024	100069	#VALUE!	Invoice: 619477478 (Reference: Commercial Pest Control - Initial Service.) Invoice: 619		\$ 215.00	\$ 139,975.29
10/28/2024	100070	#VALUE!	VOID		\$ -	\$ 139,975.29
10/29/2024	102924		Excess Fees	\$ 10,578.00		\$ 150,553.29
10/29/2024	102924		Excess Fees	\$ 4,901.85		\$ 155,455.14
10/29/2024	102924	#VALUE!	Excess Fees		\$ 4,901.85	\$ 150,553.29
10/31/2024	EOM			\$ 115,779.85	\$ 184,592.30	\$ 150,553.29
11/1/2024	103024ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION 10/1 - 10/30/24		\$ 120.24	\$ 150,433.05
11/1/2024	110124ACH1	Duke Energy	Summary Bill 9/4/24-10/3/24		\$ 12,044.70	\$ 138,388.35
11/1/2024	100071	Breeze Connected, LLC, CDD	Invoice: 4123 (Reference: Onsite Payroll pay period ending 10.20.24.)		\$ 1,587.76	\$ 136,800.59
11/5/2024	100072	Turner Pest Control LLC	Invoice: 619711537 (Reference: Commercial Pest Control.)		\$ 107.50	\$ 136,693.09
11/5/2024	100073	GHS LLC	Invoice: 2024-633 (Reference: Aquatic Maintenance Program.)		\$ 2,460.00	\$ 134,233.09
11/6/2024	110624ACH	Deluxe Business Systems	Checks		\$ 237.22	\$ 133,995.87
11/6/2024	110624-1		Tax distributions FY2025	\$ 166.00		\$ 134,161.87
11/6/2024	110624-1		To move due to other funds to restricted cash	\$ 54.84		\$ 134,216.71
11/6/2024	110624-1		To move due to other funds to restricted cash		\$ 54.84	\$ 134,161.87
11/6/2024	110624-2		Tax distributions FY2025	\$ 19,259.90		\$ 153,421.77
11/6/2024	110624-2		To move due to other funds to restricted cash	\$ 6,363.17		\$ 159,784.94
11/6/2024	110624-2		To move due to other funds to restricted cash		\$ 6,363.17	\$ 153,421.77
11/7/2024	100074	US Bank	Invoice: 7518540 (Reference: Administration Fee.)		\$ 4,040.63	\$ 149,381.14
11/7/2024	100075	Breeze	Invoice: 19696 (Reference: Service Area CDD.)		\$ 416.67	\$ 148,964.47
11/7/2024	100076	Kutak Rock LLP	Invoice: 3469961 (Reference: For Professional Legal Services Rendered 9/5/-9/9/24.) Inv		\$ 3,009.00	\$ 145,955.47
11/7/2024	100077	Breeze Connected, LLC, CDD	Invoice: 4181 (Reference: Amenity Manager.) Invoice: 4182 (Reference: Professional Mana		\$ 12,786.26	\$ 133,169.21

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
11/12/2024	111224ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION (Nov 01/24 - Nov 30/24)		\$ 120.24	\$ 133,048.97
11/12/2024	111224ACH1	Frontier	Phone and Internet 10/15/24 to 11/14/24		\$ 139.48	\$ 132,909.49
11/12/2024	111224ACH2	Frontier	Phone and Internet 10/15/24 to 11/14/24		\$ 237.09	\$ 132,672.40
11/13/2024	100078	RedTree Landscape Systems	Invoice: 19560 (Reference: Flush cut and remove of (1) pine tree.)		\$ 200.00	\$ 132,472.40
11/13/2024	100079	Blue Water Aquatics, Inc.	Invoice: 32581 (Reference: QUARTERLY Fountain Inspection & Cleaning Services.)		\$ 750.00	\$ 131,722.40
11/14/2024	111424		Tax distributions FY2025	\$ 133,928.99		\$ 265,651.39
11/14/2024	111424		To move due to other funds to restricted cash	\$ 44,247.95		\$ 309,899.34
11/14/2024	111424		To move due to other funds to restricted cash		\$ 44,247.95	\$ 265,651.39
11/15/2024	100080	Cooper Pools Inc.	Reference: Monthly Commercial Pool Service November 2024. https://clientname(FILLIN).pay		\$ 3,200.00	\$ 262,451.39
11/15/2024	100081	DCSI, Inc " Security & Sound"	Reference: Access/ Gate: Service and Control Cards. https://clientname(FILLIN).payableslo		\$ 670.00	\$ 261,781.39
11/15/2024	100082	RedTree Landscape Systems			\$ 4,350.00	\$ 257,431.39
11/15/2024	100083	Tampa Print Services Inc.	Reference: Letters, Envelopes, Postage. https://clientname(FILLIN).payableslockbox.com/Do		\$ 350.00	\$ 257,081.39
11/21/2024	11212ACH	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 9/17/2024 to 10/17/2024		\$ 148.55	\$ 256,932.84
11/21/2024	112124ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 9/17/2024 to 10/17/2024		\$ 825.05	\$ 256,107.79
11/21/2024	112124		Tax distributions FY2025	\$ 100,124.01		\$ 356,231.80
11/21/2024	112124		To move due to other funds to restricted cash	\$ 33,079.34		\$ 389,311.14
11/21/2024	112124		To move due to other funds to restricted cash		\$ 33,079.34	\$ 356,231.80
11/22/2024	100084	Breeze Connected, LLC, CDD	Invoice: 4210 (Reference: Onsite Salary pay period ending 11/17/24.)		\$ 1,632.62	\$ 354,599.18
11/22/2024	100085	RedTree Landscape Systems	Invoice: 19612 (Reference: Dog Park & Foxtail Sod.)		\$ 992.00	\$ 353,607.18
11/22/2024	46	William Pellan	BOS Mtg		\$ 184.70	\$ 353,422.48
11/22/2024	112224ACH	Engage PEO	BOS MTG 11/07/24		\$ 726.50	\$ 352,695.98
11/22/2024	112224ACH01	American Illuminations & Decor	Reference: 2024 Holiday Lighting & Decor (Wreaths & Install). https://clientname(FILLIN).		\$ 5,000.00	\$ 347,695.98
11/26/2024			VOID: Funds Transfer	\$ -		\$ 347,695.98
11/26/2024	100086	Johnson Engineering, Inc.	Invoice: 49 (Reference: General Engineering Services, Professional Services through Novem		\$ 100.00	\$ 347,595.98
11/26/2024	112624	Business Observer	To book returned payment 100059	\$ 45.94		\$ 347,641.92
11/27/2024	100087	Kutak Rock LLP	Invoice: 3484692 (Reference: For Professional Legal Services Rendered.) Invoice: 348469		\$ 2,700.00	\$ 344,941.92
11/27/2024	100088	RedTree Landscape Systems	Invoice: 19501 (Reference: Monthly Grounds Maintenance.)		\$ 13,675.00	\$ 331,266.92
11/27/2024	100089	Turner Pest Control LLC	Invoice: 619828701 (Reference: Commercial Pest Control.)		\$ 107.50	\$ 331,159.42
11/27/2024	112724		Tax distributions FY2025	\$ 42,295.78		\$ 373,455.20
11/27/2024	112724		To move due to other funds to restricted cash	\$ 13,973.83		\$ 387,429.03
11/27/2024	112724		To move due to other funds to restricted cash		\$ 13,973.83	\$ 373,455.20
11/30/2024	EOM			\$ 393,539.75	\$ 170,637.84	\$ 373,455.20
12/2/2024			Deposit	\$ 68,389.64		\$ 441,844.84
12/2/2024	120224ACH	Duke Energy	Summary Bill 10/02/24-11/01/24		\$ 11,795.40	\$ 430,049.44
12/9/2024	100091	Breeze	Invoice: 19757 (Reference: Service Area CDD.)		\$ 416.67	\$ 429,632.77
12/9/2024	100092	Cooper Pools Inc.	Invoice: 9623 (Reference: QuickPro Roller Assembly.) Invoice: 9624 (Reference: Rerun wi		\$ 4,565.38	\$ 425,067.39
12/9/2024	100093	Breeze Connected, LLC	Invoice: 4244 (Reference: Amenity Manager.) Invoice: 4245 (Reference: Professional Mana		\$ 12,477.32	\$ 412,590.07
12/9/2024	120924		Tax distributions FY2025	\$ 1,817,880.60		\$ 2,230,470.67
12/9/2024	120924		To move due to other funds to restricted cash	\$ 600,598.08		\$ 2,831,068.75
12/9/2024	120924		To move due to other funds to restricted cash		\$ 600,598.08	\$ 2,230,470.67
12/9/2024	120924ACH1	Frontier	Phone and Internet 11/15/24 to 12/14/24		\$ 139.48	\$ 2,230,331.19
12/9/2024	120924ACH2	Frontier	Phone and Internet 11/15/24 to 12/14/24		\$ 237.09	\$ 2,230,094.10
12/11/2024	121124ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION (Dec 01/24 - Dec 31/24)		\$ 120.24	\$ 2,229,973.86
12/13/2024	100094	LLS Tax Solutions Inc.	Invoice: 003554 (Reference: Arbitrage Services, Rebate Amount Calculation for the period		\$ 650.00	\$ 2,229,323.86
12/13/2024	121324ACH	Engage PEO	VOID: BOS MTG 12/05/23		\$ 172.40	\$ 2,229,151.46
12/13/2024	121324ACH1	Heidi Clawson	BOS MTG 6-6-24		\$ 184.70	\$ 2,228,966.76
12/13/2024	47	William Pellan	BOS Mtg		\$ 184.70	\$ 2,228,782.06
12/13/2024	121324ach3	George Smith, Jr	BOS Mtg 11-27-24		\$ 184.70	\$ 2,228,597.36
12/13/2024	121324ach4	John Twomey	BOS MTG 11-7-24		\$ 184.70	\$ 2,228,412.66
12/16/2024	100095	Johnson Engineering, Inc.	Invoice: 48 (Reference: Professional Services through August 11, 2024.)		\$ 800.00	\$ 2,227,612.66
12/16/2024	121624-1		Tax distributions FY2025	\$ 23,387.86		\$ 2,251,000.52
12/16/2024	121624-1		To move due to other funds to restricted cash	\$ 7,726.97		\$ 2,258,727.49
12/16/2024	121624-1		To move due to other funds to restricted cash		\$ 7,726.97	\$ 2,251,000.52
12/16/2024	121624-2		Tax distributions FY2025	\$ 1,940.75		\$ 2,252,941.27
12/16/2024	121624-2		To move due to other funds to restricted cash	\$ 641.19		\$ 2,253,582.46

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
12/16/2024	121624-2		To move due to other funds to restricted cash		\$ 641.19	\$ 2,252,941.27
12/17/2024	100096	RedTree Landscape Systems	Invoice: 19797 (Reference: Monthly Grounds Maintenance.) Invoice: 19876 (Reference: Rem		\$ 27,125.00	\$ 2,225,816.27
12/17/2024	100097	Cooper Pools Inc.	Invoice: 1559 (Reference: COMMERCIAL MAIN DRAIN REPLACEMENT.) Invoice: 9650 (Reference:		\$ 3,860.00	\$ 2,221,956.27
12/17/2024	100098	DCSI, Inc " Security & Sound"	Invoice: 32879 (Reference: Camera/DVR Service.) Invoice: 32880 (Reference: Camera/DVR S		\$ 419.00	\$ 2,221,537.27
12/17/2024	100099	GHS LLC	Invoice: 2024-697 (Reference: Aquatic Maintenance Program.)		\$ 2,460.00	\$ 2,219,077.27
12/19/2024	100100	Breeze Connected, LLC	Invoice: 4295 (Reference: Pay Period ending 12/15/24.)		\$ 1,637.40	\$ 2,217,439.87
12/20/2024	122024ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 10/17/2024 to 11/15/2024		\$ 157.59	\$ 2,217,282.28
12/20/2024	122024ACH2	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 10/17/2024 to 11/15/2024		\$ 1,393.31	\$ 2,215,888.97
12/26/2024	100101	Kutak Rock LLP	Invoice: 3499616 (Reference: For Professional Legal Services Rendered.) Invoice: 349961		\$ 2,467.21	\$ 2,213,421.76
12/30/2024	123024ACH	Duke Energy	Summary Bill 11/02/24-12/02/24		\$ 12,108.85	\$ 2,201,312.91
12/31/2024	123124ACH1	Engage PEO	BOS MTG Back pay Supervisor Thompson		\$ 141.80	\$ 2,201,171.11
12/31/2024	48	Darrell Thompson	bos mtg 12/31/24+backpay		\$ 554.10	\$ 2,200,617.01
12/31/2024	EOM			\$2,520,565.09	\$ 693,403.28	\$ 2,200,617.01
1/6/2025	100102	Breeze Connected, LLC	Invoice: 4343 (Reference: Amenity Manager.) Invoice: 4344 (Reference: Professional Mana		\$ 12,414.99	\$ 2,188,202.02
1/7/2025	100103	Blue Water Aquatics, Inc	Invoice: 32898 (Reference: Fountain Service.)		\$ 442.00	\$ 2,187,760.02
1/7/2025	100104	S & A Services of the Bay Area	Invoice: 0000088 (Reference: Boardwalk replacement.)		\$ 4,125.00	\$ 2,183,635.02
1/7/2025	100105	GHS LLC	Invoice: 2024-755 (Reference: Aquatic Maintenance Program.)		\$ 2,460.00	\$ 2,181,175.02
1/7/2025	100106	Business Observer	Invoice: 24-02276P (Reference: Board of Supervisors Meeting on January 6, 2025.)		\$ 65.63	\$ 2,181,109.39
1/7/2025	100107	Cooper Pools Inc.	Invoice: 70 (Reference: Monthly Commercial Pool Service January 2025.)		\$ 3,200.00	\$ 2,177,909.39
1/8/2025	010825ACH1	Frontier	Phone and Internet 12/15/24 to 01/14/25		\$ 139.48	\$ 2,177,769.91
1/8/2025	010825ACH2	Frontier	Phone and Internet 12/15/24 to 01/14/25		\$ 237.09	\$ 2,177,532.82
1/8/2025	010825-1		Tax distributions FY2025	\$ 2,123.75		\$ 2,179,656.57
1/8/2025	010825-1		To move due to other funds to restricted cash	\$ 701.66		\$ 2,180,358.23
1/8/2025	010825-1		To move due to other funds to restricted cash		\$ 701.66	\$ 2,179,656.57
1/8/2025	010825-2		Tax distributions FY2025	\$ 26,815.41		\$ 2,206,471.98
1/8/2025	010825-2		To move due to other funds to restricted cash	\$ 8,859.37		\$ 2,215,331.35
1/8/2025	010825-2		To move due to other funds to restricted cash		\$ 8,859.37	\$ 2,206,471.98
1/8/2025	010825-3		Tax distributions FY2025	\$ 8,422.10		\$ 2,214,894.08
1/8/2025	010825-3		To move due to other funds to restricted cash	\$ 2,782.53		\$ 2,217,676.61
1/8/2025	010825-3		To move due to other funds to restricted cash		\$ 2,782.53	\$ 2,214,894.08
1/10/2025	100108	RedTree Landscape Systems	Invoice: 20132 (Reference: Monthly Grounds Maintenance.)		\$ 14,085.25	\$ 2,200,808.83
1/10/2025	11025ACH1	Engage PEO	BOS MTG 08/21/24		\$ 233.60	\$ 2,200,575.23
1/10/2025	11025ACH2	Heidi Clawson	BOS MTG 8-21-24		\$ 184.70	\$ 2,200,390.53
1/10/2025	49	Darrell Thompson	bos mtg 8/21/24+backpay		\$ 554.10	\$ 2,199,836.43
1/10/2025	11025ACH4	John Twomey	BOS MTG 8/21-24		\$ 184.70	\$ 2,199,651.73
1/10/2025	01125ACH5	George Smith, Jr	BOS MTG 08/21/24		\$ 184.70	\$ 2,199,467.03
1/10/2025			Deposit	\$ 675.00		\$ 2,200,142.03
1/14/2025	011425ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION Jan 01/25 - Jan 31/25		\$ 120.24	\$ 2,200,021.79
1/15/2025	11525	Wendi Agans	Returned Item check 793 account closed		\$ 50.00	\$ 2,199,971.79
1/16/2025	100109	Business Observer	Invoice: 24-01834P (Reference: Public Hearing on November 7, 2024 Rule Development Publish		\$ 45.94	\$ 2,199,925.85
1/17/2025	011725ACH	Engage PEO	BOS MTG 01/06/25		\$ 203.00	\$ 2,199,722.85
1/17/2025	011725ACH2	Heidi Clawson	BOS MTG 8-21-24		\$ 184.70	\$ 2,199,538.15
1/17/2025	50	William Pellam	BOS Mtg 1-6-25		\$ 184.70	\$ 2,199,353.45
1/17/2025	011725ACH3	George Smith, Jr	BOS Mtg 1-6-25		\$ 184.70	\$ 2,199,168.75
1/17/2025	51	Darrell Thompson	bos mtg 1-6-25		\$ 184.70	\$ 2,198,984.05
1/17/2025	011725ACH4	John Twomey	BOS MTG 1-6-25		\$ 184.70	\$ 2,198,799.35
1/21/2025	100110	Breeze	Invoice: 19926 (Reference: Service Area CDD.)		\$ 416.67	\$ 2,198,382.68
1/21/2025	012125ACH	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 11/15/2024 to 12/17/2024		\$ 148.55	\$ 2,198,234.13
1/21/2025	012125ACH1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 11/15/2024 to 12/17/2024		\$ 1,339.19	\$ 2,196,894.94
1/24/2025	100111	Breeze Connected, LLC	Invoice: 4354 (Reference: Gulf Coast - Ad rule devop hearing.) Invoice: 4358 (Reference		\$ 1,621.01	\$ 2,195,273.93
1/25/2025	012525ACH	Duke Energy	Summary Bill 12/02/24-1/02/25		\$ 3,702.57	\$ 2,191,571.36
1/27/2025	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
1/31/2025	EOM			\$ 50,379.82	\$ 61,604.95	\$ 2,189,391.88
2/3/2025	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
2/3/2025	100114	Turner Pest Control LLC	Invoice: 620002931 (Reference: Commercial Pest Control - Monthly Service.)		\$ 100.00	\$ 2,187,205.88

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
2/4/2025	100115	Kutak Rock LLP	Invoice: 3514002 (Reference: For Professional Legal Services Rendered.) Invoice: 351404		\$ 3,851.00	\$ 2,183,354.88
2/4/2025	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
2/7/2025	100117	Breeze Connected, LLC	Invoice: 4389 (Reference: Website Management Services Oct - Jan.)		\$ 166.68	\$ 2,179,147.57
2/7/2025	020725ACH1	Engage PEO	BOS MTG 10/03/25		\$ 172.40	\$ 2,178,975.17
2/7/2025	020725ACH2	George Smith, Jr	BOS MTG 10/03/24		\$ 184.70	\$ 2,178,790.47
2/7/2025	020725ACH3	Heidi Clawson	BOS MTG 10/03/24		\$ 184.70	\$ 2,178,605.77
2/7/2025	020725ACH4	John Twomey	BOS MTG 10/03/24		\$ 184.70	\$ 2,178,421.07
2/7/2025	52	William Pellan	BOS MTG 10/03/24		\$ 184.70	\$ 2,178,236.37
2/10/2025	021025ACH	Frontier	Phone and Internet 01/15/25 to 02/14/25		\$ 149.48	\$ 2,178,086.89
2/10/2025	021025ACH1	Frontier	Phone and Internet 01/15/25 to 02/14/25		\$ 247.28	\$ 2,177,839.61
2/10/2025	100118	Breeze Connected, LLC	Invoice: 4424 (Reference: Professional Management, General Administration, Construction Ac		\$ 4,041.67	\$ 2,173,797.94
2/10/2025	100119	Breeze	Invoice: 20074 (Reference: Service Area CDD.)		\$ 416.67	\$ 2,173,381.27
2/10/2025	100120	10 Minute Locksmith	Invoice: 279547-1 (Reference: Commercial Lock Re-key.)		\$ 400.08	\$ 2,172,981.19
2/12/2025	100121	DCSI, Inc " Security & Sound"	Invoice: 33088 (Reference: Camera/DVR Service.)		\$ 145.00	\$ 2,172,836.19
2/12/2025	100122	RedTree Landscape Systems	Invoice: 20523 (Reference: Flush cut and remove diseased tree at Sunlake Blvd.) Invoice		\$ 19,643.09	\$ 2,153,193.10
2/12/2025	021225-1		Tax distributions FY2025	\$ 1,142.13		\$ 2,154,335.23
2/12/2025	021225-1		To move due to other funds to restricted cash	\$ 377.34		\$ 2,154,712.57
2/12/2025	021225-1		To move due to other funds to restricted cash		\$ 377.34	\$ 2,154,335.23
2/12/2025	021225-2		Tax distributions FY2025	\$ 26,959.25		\$ 2,181,294.48
2/12/2025	021225-2		To move due to other funds to restricted cash	\$ 8,906.89		\$ 2,190,201.37
2/12/2025	021225-2		To move due to other funds to restricted cash		\$ 8,906.89	\$ 2,181,294.48
2/13/2025	100123	Breeze Connected, LLC	Invoice: 4422 (Reference: Amenity Manager.)		\$ 6,839.92	\$ 2,174,454.56
2/18/2025	100124	Blue Water Aquatics, Inc	Invoice: 32990 (Reference: Fountain Inspection & Cleaning Services.)		\$ 750.00	\$ 2,173,704.56
2/18/2025	100125	RedTree Landscape Systems	Invoice: 19342 (Reference: Arbor Care.)		\$ 43,350.00	\$ 2,130,354.56
2/18/2025	100126	Turner Pest Control LLC	Invoice: 620228398 (Reference: Commercial Pest Control - Monthly Service.)		\$ 100.00	\$ 2,130,254.56
2/18/2025	021825ACH	Duke Energy	Summary Bill 12/03/24 to 02/03/2025		\$ 20,887.05	\$ 2,109,367.51
2/19/2025	100127	Cooper Pools Inc	Invoice: 109 (Reference: Monthly Commercial Maintenance February 2025.)		\$ 3,267.83	\$ 2,106,099.68
2/21/2025	022125ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 12/17/2024 to 1/16/2025		\$ 996.43	\$ 2,105,103.25
2/21/2025	022125ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 12/17/2024 to 1/16/2025		\$ 175.67	\$ 2,104,927.58
2/21/2025	022125ACH11	John Twomey	BOS MTG 2/6/25		\$ 184.70	\$ 2,104,742.88
2/21/2025	54	Darrell Thompson	BOS MTG 2/6/25		\$ 184.70	\$ 2,104,558.18
2/21/2025	022125ACH13	George Smith, Jr	BOS MTG 2/6/25		\$ 184.70	\$ 2,104,373.48
2/21/2025	53	William Pellan	BOS MTG 2/6/25		\$ 184.70	\$ 2,104,188.78
2/21/2025	022125ACH14	Heidi Clawson	BOS MTG 2/6/25		\$ 184.70	\$ 2,104,004.08
2/21/2025	022125ACH15	Engage PEO	BOS MTG 2/6/25		\$ 203.00	\$ 2,103,801.08
2/28/2025	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
2/28/2025	100129	GHS LLC	Invoice: 2025-149 (Reference: Aquatic Maintenance Program.)		\$ 2,460.00	\$ 2,091,843.08
2/28/2025	100130	RedTree Landscape Systems	Invoice: 20784 (Reference: Landscape Construction.) Invoice: 20790 (Reference: Flush cu		\$ 1,850.00	\$ 2,089,993.08
2/28/2025	100131	Pasco County BOCC	Invoice: 2025000680 (Reference: Inspection and reinspection.)		\$ 75.00	\$ 2,089,918.08
2/28/2025	EOM			\$ 37,385.61	\$ 136,859.41	\$ 2,089,918.08
3/4/2025	100132	RedTree Landscape Systems	Invoice: 20922 (Reference: Monthly Grounds Maintenance.)		\$ 14,085.25	\$ 2,075,832.83
3/5/2025	030525ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION Feb 01/25 - Feb 28/25		\$ 120.24	\$ 2,075,712.59
3/7/2025	100133	Breeze Connected, LLC	Invoice: 4510 (Reference: Amenity Manager.) Invoice: 4511 (Reference: Professional Mana		\$ 10,881.59	\$ 2,064,831.00
3/10/2025	100134	Blue Water Aquatics, Inc	Invoice: 33051 (Reference: Fountain Troubleshooting Services & Capacitor.)		\$ 171.00	\$ 2,064,660.00
3/10/2025	100135	Breeze	Invoice: 20204 (Reference: Service Area CDD.)		\$ 416.67	\$ 2,064,243.33
3/11/2025	031125ACH	Long Lake Ranch CDD C/O US BANK	Due to DS Series 2014, 2015, 2016		\$ 731,810.68	\$ 1,332,432.65
3/11/2025	03112025-1		Tax distributions FY2025	\$ 6,232.88		\$ 1,338,665.53
3/11/2025	03112025-1		To move due to other funds to restricted cash	\$ 2,059.23		\$ 1,340,724.76
3/11/2025	03112025-1		To move due to other funds to restricted cash		\$ 2,059.23	\$ 1,338,665.53
3/11/2025	031125ACH1	Frontier	Phone and Internet 02/15/25 to 03/14/25		\$ 260.46	\$ 1,338,405.07
3/11/2025	03112025-2		Tax distributions FY2025	\$ 1,506.59		\$ 1,339,911.66
3/11/2025	03112025-2		To move due to other funds to restricted cash	\$ 497.76		\$ 1,340,409.42
3/11/2025	03112025-2		To move due to other funds to restricted cash		\$ 497.76	\$ 1,339,911.66
3/11/2025	031125ACH2	Frontier	Phone and Internet 02/15/25 to 03/14/25		\$ 149.48	\$ 1,339,762.18
3/12/2025	100136	Kutak Rock LLP	Invoice: 3527968 (Reference: For Professional Legal Services Rendered.) Invoice: 352796		\$ 6,575.27	\$ 1,333,186.91

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
3/12/2025	100137	Johnson Engineering, Inc.	Invoice: 50 (Reference: Professional Services through February 9, 2025.)		\$ 1,000.00	\$ 1,332,186.91
3/13/2025	3132025		Fraud ACH received, returned on 03/14/25		\$ 10,500.00	\$ 1,321,686.91
3/14/2025	100138	Piper Fire Protection, LLC	Invoice: 102332 (Reference: Annual Backflow Inspection.) Invoice: 102331 (Reference: An		\$ 396.00	\$ 1,321,290.91
3/14/2025	03132024R		Fraud ACH received, returned on 03/14/25	\$ 10,500.00		\$ 1,331,790.91
3/19/2025	100139	Cooper Pools Inc	Invoice: 2025-222 (Reference: Monthly Commercial Maintenance March 2025.)		\$ 3,200.00	\$ 1,328,590.91
3/19/2025	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
3/19/2025	100141	GHS LLC	Invoice: 2025-190 (Reference: February 2025 Aquatic Maintenance Program.)		\$ 2,460.00	\$ 1,322,930.91
3/19/2025	100120CR	10 Minute Locksmith	Returned strongroom ACH payment 100120, paid on 02/10/25	\$ 400.08		\$ 1,323,330.99
3/21/2025	032125ACH	Engage PEO	BOS MTG 3/6/25		\$ 203.00	\$ 1,323,127.99
3/21/2025	32125ACH1	Heidi Clawson	BOS MTG 3/6/25		\$ 184.70	\$ 1,322,943.29
3/21/2025	55	William Pellan	BOS MTG 3/6/25		\$ 184.70	\$ 1,322,758.59
3/21/2025	32125ACH2	George Smith, Jr	BOS MTG 3/6/25		\$ 184.70	\$ 1,322,573.89
3/21/2025	56	Darrell Thompson	BOS MTG 3/6/25		\$ 184.70	\$ 1,322,389.19
3/21/2025	32125ACH3	John Twomey	BOS MTG 3/6/25		\$ 184.70	\$ 1,322,204.49
3/25/2025	032525ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 1/16/2025 to 2/17/2025		\$ 1,384.29	\$ 1,320,820.20
3/25/2025	032525ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 1/16/2025 to 2/17/2025		\$ 166.63	\$ 1,320,653.57
3/31/2025	EOM			\$ 21,196.54	\$ 790,461.05	\$ 1,320,653.57
4/3/2025	100142	Kutak Rock LLP	Invoice: 3540022 (Reference: General prof Legal services.) Invoice: 3540023 (Reference:		\$ 3,156.50	\$ 1,317,497.07
4/4/2025	040425ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION Mar 01/25 - Mar 31/25		\$ 120.24	\$ 1,317,376.83
4/7/2025	100143	American Illuminations & Decor	Invoice: 80 (Reference: Year 2 of 4- Premium Permanent RGB Track Lighting.)		\$ 16,734.37	\$ 1,300,642.46
4/7/2025	100144	GHS LLC	Invoice: 2025-240 (Reference: March 2025 Aquatic Maintenance.)		\$ 2,460.00	\$ 1,298,182.46
4/7/2025	100145	RedTree Landscape Systems	Invoice: 21418 (Reference: Monthly Grounds Maintenance.)		\$ 14,085.25	\$ 1,284,097.21
4/9/2025	040925-1		Tax distributions FY2025	\$ 27,916.14		\$ 1,312,013.35
4/9/2025	040925-1		To move due to other funds to restricted cash	\$ 9,223.04		\$ 1,321,236.39
4/9/2025	040925-1		To move due to other funds to restricted cash		\$ 9,223.04	\$ 1,312,013.35
4/9/2025	040925-2		Tax distributions FY2025	\$ 6,463.96		\$ 1,318,477.31
4/9/2025	040925-2		To move due to other funds to restricted cash	\$ 2,135.59		\$ 1,320,612.90
4/9/2025	040925-2		To move due to other funds to restricted cash		\$ 2,135.59	\$ 1,318,477.31
4/10/2025	041025ACH1	Frontier	Phone and Internet 3/15/25 to 04/14/25		\$ 260.46	\$ 1,318,216.85
4/10/2025	041025ACH2	Frontier	Phone and Internet 03/15/25 to 04/14/25		\$ 149.48	\$ 1,318,067.37
4/15/2025	100146	Turner Pest Control LLC	Invoice: 620452468 (Reference: Commercial Pest Control - Monthly Service.)		\$ 55.00	\$ 1,318,012.37
4/17/2025	041725-01		To book fraudulent ACH	\$ 0.32		\$ 1,318,012.69
4/17/2025	041725-01		To book fraudulent ACH returned		\$ 0.32	\$ 1,318,012.37
4/17/2025	041725-01		To book fraudulent ACH	\$ 0.58		\$ 1,318,012.95
4/17/2025	041725-01		To book fraudulent ACH returned		\$ 0.58	\$ 1,318,012.37
4/17/2025	041725-01		To book fraudulent ACH	\$ 0.22		\$ 1,318,012.59
4/17/2025	041725-01		To book fraudulent ACH returned		\$ 0.22	\$ 1,318,012.37
4/17/2025	041725-01		To book fraudulent ACH	\$ 0.06		\$ 1,318,012.43
4/17/2025	041725-01		To book fraudulent ACH returned		\$ 0.06	\$ 1,318,012.37
4/18/2025	041825ACH	Duke Energy	Summary Bill Feb 4 - Mar 3 2025 and Mar 3 - April 1 2025		\$ 26,531.88	\$ 1,291,480.49
4/21/2025	042125ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION Apr 01/25 - Apr 30/25		\$ 120.24	\$ 1,291,360.25
4/21/2025	042125ACH1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 02/17/25 - 03/19/25		\$ 1,239.97	\$ 1,290,120.28
4/21/2025	042125ACH2	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 02/17/25-03/19/25		\$ 166.63	\$ 1,289,953.65
4/25/2025	1926	Cooper Pools Inc	Monthly Commercial Maintenance		\$ 3,200.00	\$ 1,286,753.65
4/25/2025	1925	Pasco County Property Appraiser	Property Tax		\$ 150.00	\$ 1,286,603.65
4/30/2025	EOM			\$ 45,739.91	\$ 79,789.83	\$ 1,286,603.65
5/7/2025	050725ach'	Engage PEO	BOS MTG 5/7/25		\$ 757.10	\$ 1,285,846.55
5/7/2025	57	William Pellan	BOS MTG 5/7/25		\$ 184.70	\$ 1,285,661.85
5/7/2025	58	Darrell Thompson	BOS MTG 5/7/25		\$ 184.70	\$ 1,285,477.15
5/13/2025	051325-01		Tax distributions FY2025	\$ 3,373.47		\$ 1,288,850.62
5/13/2025	051325-01		To move due to other funds to restricted cash	\$ 1,114.54		\$ 1,289,965.16
5/13/2025	051325-01		To move due to other funds to restricted cash		\$ 1,114.54	\$ 1,288,850.62
5/13/2025	051325-02		Tax distributions FY2025	\$ 3,242.35		\$ 1,292,092.97
5/13/2025	051325-02		To move due to other funds to restricted cash	\$ 1,071.22		\$ 1,293,164.19
5/13/2025	051325-02		To move due to other funds to restricted cash		\$ 1,071.22	\$ 1,292,092.97

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
5/13/2025	051325-03		Tax distributions FY2025	\$ 106.36		\$ 1,292,199.33
5/13/2025	051325-03		To move due to other funds to restricted cash	\$ 35.14		\$ 1,292,234.47
5/13/2025	051325-03		To move due to other funds to restricted cash		\$ 35.14	\$ 1,292,199.33
5/20/2025	5/20/2025	10 Minute Locksmith	Commercial Lock Re-key.		\$ 400.08	\$ 1,291,799.25
5/20/2025			Funds Transfer		\$ 18,895.36	\$ 1,272,903.89
5/20/2025			Funds Transfer	\$ 18,895.36		\$ 1,291,799.25
5/20/2025			Funds Transfer		\$ 2,042,256.87	\$ (750,457.62)
5/22/2025			Funds Transfer	\$ 750,955.17		\$ 497.55
5/22/2025			Funds Transfer	\$ 6.55		\$ 504.10
5/31/2025	EOM			\$ 778,800.16	\$ 2,064,899.71	\$ 504.10

New Register for Bank Account After al Funds Transferred

						\$ 1,207,196.87
6/1/2025	ACH 6/1/25	Frontier	Phone and Internet 4/15-5/14/25		\$ 260.46	\$ 1,206,936.41
6/1/2025	6/1/2025	Frontier	Phone and Internet 4/15-5/14/25		\$ 149.48	\$ 1,206,786.93
6/2/2025	ACH 6/2/25	Frontier	Phone and Internet 5/15-6/14/25		\$ 278.57	\$ 1,206,508.36
6/2/2025	ACH 6/2/25	Frontier	Phone and Internet 5/15-6/14/25		\$ 10.00	\$ 1,206,498.36
6/4/2025	1002	GHS LLC	June 2025 Aquatic Maintenance.		\$ 2,460.00	\$ 1,204,038.36
6/4/2025	1003	RedTree Landscape Systems	Monthly Grounds Maintenance.		\$ 14,085.25	\$ 1,189,953.11
6/4/2025	1004	Business Observer	Board of Supervisors Meeting on May 27, 2025.		\$ 61.25	\$ 1,189,891.86
6/4/2025	1005	Cooper Pools Inc	Reference: Monthly Commercial Maintenance April 2025. https://clientname(FILLIN).payableslockbo...		\$ 3,200.00	\$ 1,186,691.86
6/4/2025	6/4/2025	Mike Fasano. Pasco County Tax Collector			\$ 673.29	\$ 1,186,018.57
6/5/2025	1007	Cooper Pools Inc			\$ 6,943.85	\$ 1,179,074.72
6/5/2025			Funds Transfer	\$ 1,058.20		\$ 1,180,132.92
6/6/2025	1009	Anchor Stone Management, LLC	Invoice for payroll		\$ 2,993.24	\$ 1,177,139.68
6/6/2025	1010	Fencing Life LLC	Fence Repair		\$ 873.36	\$ 1,176,266.32
6/6/2025	6/6/2025	Duke Energy	Summary Bill Apr 2 - May 1 2025		\$ 13,817.49	\$ 1,162,448.83
6/9/2025	ACH 6/9/25	Frontier	Phone and Internet 5/15-6/14/25		\$ 165.72	\$ 1,162,283.11
6/11/2025			Deposit	\$ 3,821.15		\$ 1,166,104.26
6/13/2025	1011	Business Observer	Board of Supervisors Meeting on July 8		\$ 131.26	\$ 1,165,973.00
6/16/2025	1012	Anchor Stone Management, LLC	Invoice for payroll		\$ 6,642.64	\$ 1,159,330.36
6/16/2025			Deposit	\$ 9,228.63		\$ 1,168,558.99
6/18/2025			Funds Transfer		\$ 2,000.00	\$ 1,166,558.99
6/18/2025			Service Charge		\$ 321.16	\$ 1,166,237.83
6/26/2025	6/26/2025	Pasco County Utilities Services Branch			\$ 2,613.24	\$ 1,163,624.59
6/26/2025	6/26/2025	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
6/30/2025				\$ 14,107.98	\$ 58,063.45	\$ 2,442,056.29
7/1/2025	1013	Anchor Stone Management, LLC	Invoice for ;On Sight Employees		\$ 3,319.07	\$ 1,159,922.33
7/1/2025	1014	Anchor Stone Management, LLC	Management Fees		\$ 2,916.67	\$ 1,157,005.66
7/1/2025	5003	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION July 1035669		\$ 120.24	\$ 1,156,885.42
7/1/2025	7/1/2025 ACH	Duke Energy	Summary Bill May 2 - Jun 2		\$ 13,839.34	\$ 1,143,046.08
7/2/2025	7/2/2025 ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION May 01/25 - May 31/25 - 945569		\$ 120.24	\$ 1,142,925.84
7/2/2025	7/2/2025 ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION June - 983645		\$ 120.24	\$ 1,142,805.60
7/2/2025	1015	DynamicMedia	Sirius Subscription 7/2/25-7/2/26 1703811		\$ 371.40	\$ 1,142,434.20
7/2/2025	1016	GHS LLC	July 2025 Aquatic Maintenance.		\$ 2,460.00	\$ 1,139,974.20
7/2/2025	1018	Cooper Pools Inc	Pool Maintenance		\$ 3,200.00	\$ 1,136,774.20
7/2/2025	1019	GHS LLC	Invoice 2025-295,2025-321 (partial pay) , 2025-320		\$ 5,660.00	\$ 1,131,114.20
7/2/2025	7/2/2025	DCSI, Inc " Security & Sound"	Reference: Camera/DVR Service,		\$ 435.00	\$ 1,130,679.20
7/2/2025	7/2/2025	DCSI, Inc " Security & Sound"	Reference: Camera/DVR Service,		\$ 145.00	\$ 1,130,534.20
7/2/2025	7/2/2025	DCSI, Inc " Security & Sound"	Reference: Camera/DVR Service,		\$ 379.00	\$ 1,130,155.20
7/2/2025	7/2/2025	DCSI, Inc " Security & Sound"	Reference: Camera/DVR Service,		\$ 145.00	\$ 1,130,010.20
7/8/2025	071125ACH	Engage PEO	BOS MTG 7/3/25		\$ 511.20	\$ 1,129,499.00
7/9/2025			Service Charge		\$ 321.16	\$ 1,129,177.84

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
7/10/2025			Funds Transfer		\$ 1,000.00	\$ 1,128,177.84
7/10/2025	7/10/2025 ACH	Frontier	Phone and Internet 6/15 - 7/14/25		\$ 260.56	\$ 1,127,917.28
7/10/2025	7/10/2025 ACH	Frontier	Phone and Internet 6/15-7/14/25		\$ 145.99	\$ 1,127,771.29
7/14/2025	7/14/2025	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION July		\$ 35.00	\$ 1,127,736.29
7/15/2025	5001	Anchor Stone Management, LLC	Invoice for On Sight Employees & Rebursement for Alpha Graphics Deposit		\$ 7,084.97	\$ 1,120,651.32
7/15/2025			Funds Transfer		\$ 2,000.00	\$ 1,118,651.32
7/18/2025			Funds Transfer		\$ 2,000.00	\$ 1,116,651.32
7/23/2025	7/23/2025	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 5-19-6/18/25		\$ 175.67	\$ 1,116,475.65
7/23/2025	7/23/2025	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 5/19-6/18/25		\$ 1,050.55	\$ 1,115,425.10
7/28/2025	5004	Cooper Pools Inc	Invoice 2025-789, 911, 922, 929		\$ 3,299.84	\$ 1,112,125.26
7/28/2025	5005	DCSI, Inc " Security & Sound"	Invoice 33873, 33872		\$ 869.00	\$ 1,111,256.26
7/28/2025	5006	Pasco County Tax Collector	Postage		\$ 348.65	\$ 1,110,907.61
7/28/2025	5007	Business Observer	Invoice 25-01484P and Invoice 25-01536P		\$ 387.19	\$ 1,110,520.42
7/28/2025	5008	RedTree Landscape Systems	Invoice 21069, 21733,21794,30064,30111,30272,30277,30509,30635,306397,30756,30767		\$ 95,681.30	\$ 1,014,839.12
7/28/2025	5009	Blue Water Aquatics, Inc	Invoice 33422, 33446		\$ 1,565.00	\$ 1,013,274.12
7/28/2025	5010	LLS Tax Solutions Inc.	Reference: Arbitrage Services, Rebate Amount Calculation for the period ended October 8, 2024. ...		\$ 650.00	\$ 1,012,624.12
7/28/2025	5011	Pasco County Fire Rescue	Annual Inspection		\$ 100.00	\$ 1,012,524.12
7/28/2025	5012	AlphaGraphics Tampa Print	Printing		\$ 760.09	\$ 1,011,764.03
7/28/2025	5013	Anchor Stone Management, LLC	Invoice for ;On Sight Employees		\$ 6,428.35	\$ 1,005,335.68
7/30/2025			Deposit	\$ 2,055.00		\$ 1,007,390.68
GENERAL FUND TRANSACTION TOTAL				\$ 2,055.00	\$ 157,905.72	\$ 1,007,390.68
RESERVE FUND						\$ 1,278,815.00
7/31/2025				\$ 2,055.00	\$ 157,905.72	\$ 2,286,205.68

EXHIBIT 4.2

RETURN TO AGENDA



3:33 PM

09/01/25

Long Lake Ranch CDD

Check Detail

July 2025

Type	Num	Date	Name	Memo	Item	Paid Amount	Original Amount
Check		07/09/2025		Service Charge - SouthState Bank			-321.16
				Service Charge		-321.16	321.16
TOTAL						-321.16	321.16
Bill Pmt -Check	7/1/25	07/01/2025	Duke Energy	Summary Bill May 2 - Jun 2			-13,839.34
Bill	9300 0001 2497 06/25	06/10/2025		Summary Bill May 2 - Jun 2		-5,143.04	5,143.04
				Summary Bill May 2 - Jun 2		-8,696.30	8,696.30
TOTAL						-13,839.34	13,839.34
Bill Pmt -Check	7/10/25	07/10/2025	Frontier	Phone and Internet 6/15 - 7/14/25			-260.56
Bill	8134064423 June '25	06/15/2025		Phone and Internet 6/15 - 7/14/25		-260.56	260.56
TOTAL						-260.56	260.56
Bill Pmt -Check	7/10/25	07/10/2025	Frontier	Phone and Internet 6/15-7/14/25			-145.99
Bill	8139496028 June '25	06/15/2025		Phone and Internet 6/15-7/14/25		-145.99	145.99
TOTAL						-145.99	145.99
Bill Pmt -Check	7/14/25	07/14/2025	Coastal Waste & Re...	Reference: MONTHLY - WASTE COLLECTIO...			-35.00
Bill	7-14-25	07/14/2025		Reference: MONTHLY - WASTE COLLECTION ...		-35.00	35.00
TOTAL						-35.00	35.00
Bill Pmt -Check	7/2/25	07/02/2025	Coastal Waste & Re...	Reference: MONTHLY - WASTE COLLECTIO...			-120.24
Bill	0000945569-16948	05/01/2025		Reference: MONTHLY - WASTE COLLECTION ...		-120.24	120.24
TOTAL						-120.24	120.24
Bill Pmt -Check	7/2/25	07/02/2025	DCSI, Inc " Security...	Reference: Camera/DVR Service,			-435.00
Bill	33455	04/18/2025		Reference: Camera/DVR Service,		-435.00	435.00
TOTAL						-435.00	435.00

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09/01/25

Long Lake Ranch CDD
Check Detail
July 2025

Type	Num	Date	Name	Memo	Item	Paid Amount	Original Amount
Bill Pmt -Check	7/2/25	07/02/2025	DCSI, Inc " Security...	Reference: Camera/DVR Service,			-145.00
Bill	33532	05/05/2025		Reference: Camera/DVR Service,		-145.00	145.00
TOTAL						-145.00	145.00
Bill Pmt -Check	7/2/25	07/02/2025	DCSI, Inc " Security...	Reference: Camera/DVR Service,			-379.00
Bill	33678	06/05/2025		Reference: Camera/DVR Service,		-379.00	379.00
TOTAL						-379.00	379.00
Bill Pmt -Check	7/2/25	07/02/2025	DCSI, Inc " Security...	Reference: Camera/DVR Service,			-145.00
Bill	33773	06/26/2025		Reference: Camera/DVR Service,		-145.00	145.00
TOTAL						-145.00	145.00
Bill Pmt -Check	7/23/25	07/23/2025	Pasco County Utilit...	18981 LONG LAKE RANCH BOULEVARD 5-19...			-175.67
Bill	22631495	07/02/2025		18981 LONG LAKE RANCH BOULEVARD 5-19...		-175.67	175.67
TOTAL						-175.67	175.67
Bill Pmt -Check	7/23/25	07/23/2025	Pasco County Utilit...	0 COMMUNITY CENTER 5/19-6/18/25			-1,050.55
Bill	22631490	07/02/2025		0 COMMUNITY CENTER 5/19-6/18/25		-1,050.55	1,050.55
TOTAL						-1,050.55	1,050.55
Bill Pmt -Check	ACH 7/2/25	07/02/2025	Coastal Waste & Re...	Reference: MONTHLY - WASTE COLLECTIO...			-120.24
Bill	0000983645-16948	06/01/2025		Reference: MONTHLY - WASTE COLLECTION ...		-120.24	120.24
TOTAL						-120.24	120.24
Bill Pmt -Check	1013	07/01/2025	Anchor Stone Man...	Invoice for payroll			-3,319.07
Bill	Inv 3	07/01/2025		Invoice for payroll		-3,319.07	3,319.07
TOTAL						-3,319.07	3,319.07

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09/01/25

Long Lake Ranch CDD

Check Detail

July 2025

Type	Num	Date	Name	Memo	Item	Paid Amount	Original Amount
Bill Pmt -Check	1014	07/01/2025	Anchor Stone Man...	Management Fees			-2,916.67
Bill	Inv 4	07/01/2025		Management Fees		-833.33	833.33
				Management Fees		-833.33	833.33
				Management Fees		-416.67	416.67
				Management Fees		-416.67	416.67
				Management Fees		-416.67	416.67
TOTAL						-2,916.67	2,916.67
Bill Pmt -Check	1015	07/02/2025	DynamicMedia	Sirius Subscription 7/2/25-7/2/26			-371.40
Bill	1703811	07/01/2025		Sirius Subscription 12/1 - 12/31		-371.40	371.40
TOTAL						-371.40	371.40
Bill Pmt -Check	1016	07/02/2025	GHS LLC	July 2025 Aquatic Maintenance.			-2,460.00
Bill	2025-408	07/02/2025		July 2025 Aquatic Maintenance.		-2,460.00	2,460.00
TOTAL						-2,460.00	2,460.00
Bill Pmt -Check	1017	07/02/2025	Air O Heating & Co...	VOID: Service AC unit			0.00
TOTAL						0.00	0.00
Bill Pmt -Check	1018	07/02/2025	Cooper Pools Inc	Pool Maintenance			-3,200.00
Bill	2025-832	07/01/2025		Pool Maintenance		-3,200.00	3,200.00
TOTAL						-3,200.00	3,200.00
Bill Pmt -Check	1019	07/02/2025	GHS LLC				-5,660.00
Bill	2025-295	04/30/2025		April 2025 Aquatic Maintenance.		-2,460.00	2,460.00
Bill	2025-321	05/02/2025		May 2025 Aquatic Maintenance.		-2,460.00	2,460.00
Bill	2025-320	05/02/2025		Grass Carp and Stocking		-740.00	740.00
TOTAL						-5,660.00	5,660.00

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09/01/25

Long Lake Ranch CDD

Check Detail

July 2025

Type	Num	Date	Name	Memo	Item	Paid Amount	Original Amount
Bill Pmt -Check	5001	07/15/2025	Anchor Stone Man...				-7,084.97
Bill	Inv 5	07/15/2025		Invoice for payroll		-6,238.97	6,238.97
Bill	Inv 6	07/15/2025		Alphagraphics reimbursement		-846.00	846.00
TOTAL						-7,084.97	7,084.97
Bill Pmt -Check	5003	07/01/2025	Coastal Waste & Re...	Reference: MONTHLY - WASTE COLLECTIO...			-120.24
Bill	SW0001035669	07/01/2025		Reference: MONTHLY - WASTE COLLECTION ...		-120.24	120.24
TOTAL						-120.24	120.24
Bill Pmt -Check	5004	07/28/2025	Cooper Pools Inc				-3,299.84
Bill	2025-789	06/18/2025		Pool Maintenance		-688.00	688.00
Bill	2025-911	07/09/2025		Pool Maintenance		-185.84	185.84
Bill	2025-922	07/10/2025		Pool Maintenance		-1,050.00	1,050.00
Bill	2025-929	07/14/2025		Pool Maintenance		-1,376.00	1,376.00
TOTAL						-3,299.84	3,299.84
Bill Pmt -Check	5005	07/28/2025	DCSI, Inc " Security...				-869.00
Bill	33873	07/24/2025		Reference: Access control cards		-525.00	525.00
Bill	33872	07/24/2025		Reference: Camera/DVR Service,		-344.00	344.00
TOTAL						-869.00	869.00
Bill Pmt -Check	5006	07/28/2025	Pasco County Tax ...	Postage			-348.65
Bill	6-16-25	06/16/2025		Postage		-348.65	348.65
TOTAL						-348.65	348.65
Bill Pmt -Check	5007	07/28/2025	Business Observer				-387.19
Bill	25-01484P	07/18/2025		Board of Supervisors Meeting on August 7		-297.50	297.50
Bill	25-01536P	07/25/2025		Board of Supervisors Meeting on July 8		-89.69	89.69
TOTAL						-387.19	387.19

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09/01/25

Long Lake Ranch CDD
Check Detail
July 2025

Type	Num	Date	Name	Memo	Item	Paid Amount	Original Amount
Bill Pmt -Check	5008	07/28/2025	RedTree Landscap...				-95,681.30
Bill	21069	02/28/2025		Reference: Landscape Construction. https://clien...		-49,500.00	49,500.00
Bill	21733	03/31/2025		Spring Annual Flower Rotation		-8,181.00	8,181.00
Bill	21794	04/29/2025		Irrigation repair		-65.00	65.00
Bill	30064	05/29/2025		Landscape Enhancement		-350.00	350.00
Bill	30111	06/01/2025		Monthly Grounds Maintenance.		-14,085.25	14,085.25
Bill	30272	06/04/2025		Irrigation repair		-480.00	480.00
Bill	30277	06/04/2025		Irrigation repair		-161.00	161.00
Bill	30509	07/01/2025		Monthly Grounds Maintenance.		-14,085.25	14,085.25
Bill	30635	07/03/2025		Irrigation repair		-97.50	97.50
Bill	30697	07/15/2025		Irrigation repair		-176.30	176.30
Bill	30756	07/17/2025		Tree trimming		-3,500.00	3,500.00
Bill	30767	07/18/2025		Fire Ant Treatment		-5,000.00	5,000.00
TOTAL						-95,681.30	95,681.30
Bill Pmt -Check	5009	07/28/2025	Blue Water Aquatic...				-1,565.00
Bill	33422	04/22/2025		Reference: Fountain Inspection & Cleaning Servic...		-815.00	815.00
Bill	33446	04/25/2025		Reference: Fountain Inspection & Cleaning Servic...		-750.00	750.00
TOTAL						-1,565.00	1,565.00
Bill Pmt -Check	5010	07/28/2025	LLS Tax Solutions I...	Reference: Arbitrage Services, Rebate Amou...			-650.00
Bill	003436	10/01/2024		Received 7/17/25		-650.00	650.00
TOTAL						-650.00	650.00
Bill Pmt -Check	5011	07/28/2025	Pasco County Fire ...	Annual Inspection			-100.00
Bill	2024006516	12/17/2024		Annual Inspection		-100.00	100.00
TOTAL						-100.00	100.00
Bill Pmt -Check	5012	07/28/2025	AlphaGraphics Ta...	Printing			-760.09
Bill	251527	07/16/2025		Printing		-760.09	760.09
TOTAL						-760.09	760.09

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09/01/25

Long Lake Ranch CDD
Check Detail
July 2025

Type	Num	Date	Name	Memo	Item	Paid Amount	Original Amount
Bill Pmt -Check	5013	07/28/2025	Anchor Stone Man...	Invoice for payroll			-6,428.35
Bill	Inv 7	07/28/2025		Invoice for payroll		-6,428.35	6,428.35
TOTAL						-6,428.35	6,428.35
Bill Pmt -Check	071125ach	07/08/2025	Engage PEO	BOS MTG 7/3/25			-511.20
Bill	July Meeting	07/08/2025		BOS MTG 7/3/25		-400.00	400.00
				BOS MTG 7/3/25		-61.20	61.20
				BOS MTG 7/3/25		-50.00	50.00
TOTAL						-511.20	511.20



duke-energy.com
877.372.8477

Your Summary Bill

Page 1 of 12

LONG LAKE RANCH COMM DEV DIS

Bill date Jun 10, 2025

For service May 2 - Jun 2

32 days

Billing summary

Previous Amount Due	\$13,159.51
Payment Received Jun 05	-26,977.00
Current Electric Charges	5,143.04
Current Lighting Charges	8,520.03
Other Charges and Credits	13,817.49
Taxes	176.27
Total Amount Due Jul 01	\$13,839.34

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

Collective account number **9300 0001 2497**

Billing summary by account

Account Number	Service Address	Totals
930000012497		657.98
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.80
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	303.97
910089634607	2091 SERENOA DR LUTZ FL 33558	30.80
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.80

Late payments are subject to a 1.0% late charge.

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



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

Collective account number
9300 0001 2497

Amount due

\$13,839.34
by Jul 1

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

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

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

88930000012497000660000000000000276568300013839345

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Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

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Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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Home duke-energy.com/manage-home
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General questions or concerns

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Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
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For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Account Number	Service Address	Totals
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.80
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	350.48
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,680.32
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,274.08
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.80
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	361.99
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	238.76
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	510.87
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	30.80
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	30.80
910089458097	2137 SERENOA DR LUTZ FL 33558	30.80
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	30.80
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	3,245.07
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	35.86
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,746.67
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	684.77

Account Number	Service Address	Totals
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	129.58
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	516.22
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	30.80
910084355645	000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	360.30
Total Charges		\$14,497.32

Billing details

Account Information	Billing Details		Amounts
930000012497 LONG LAKE RANCH COMM DEV DIS	Returned Payment Charge 657.98		\$657.98
	Total		\$657.98
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4513470 Bill Period: May 02 - Jun 02 Present Read: 2770 Previous Read: 2712 Billed Usage: 58 Billed kWh 58.000	Customer Charge 17.23 Energy Charge 7.04 Fuel Charge 2.28 Asset Securitization Charge 0.11 Minimum Bill Adjustment 3.34	\$30.00
	Returned Payment 30.80 Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77		\$31.60
	Total		\$61.60
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 1049037 Bill Period: May 02 - Jun 02 Present Read: 93687 Previous Read: 91970 Billed Usage: 1717 Billed kWh 1717.000	Customer Charge 17.23 Energy Charge 208.28 Fuel Charge 67.39 Asset Securitization Charge 3.21	\$296.11
	Returned Payment 286.11 Regulatory Assessment Fee 0.26 Gross Receipts Tax 7.60		\$293.97
	Total		\$590.08
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 8246384 Bill Period: May 02 - Jun 02 Present Read: 1880 Previous Read: 1841 Billed Usage: 39 Billed kWh 39.000	Customer Charge 17.23 Energy Charge 4.73 Fuel Charge 1.53 Asset Securitization Charge 0.07 Minimum Bill Adjustment 6.44	\$30.00
	Returned Payment 30.80 Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77		\$31.60
	Total		\$61.60
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 3410166 Bill Period: May 02 - Jun 02 Present Read: 1571 Previous Read: 1555 Billed Usage: 16 Billed kWh 16.000	Customer Charge 17.23 Energy Charge 1.94 Fuel Charge 0.63 Asset Securitization Charge 0.03 Minimum Bill Adjustment 10.17	\$30.00
	Returned Payment 30.80		\$31.60

Billing details - continued

Account Information	Billing Details		Amounts
	Regulatory Assessment Fee	0.03	
	Gross Receipts Tax	0.77	
	Total		\$61.60
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 4463323	Energy Charge	2.80
	Bill Period: May 02 - Jun 02	Fuel Charge	0.90
	Present Read: 878	Asset Securitization Charge	0.04
	Previous Read: 855	Minimum Bill Adjustment	9.03
	Billed Usage: 23		
	Billed kWh 23.000		
	Returned Payment	30.80	
	Regulatory Assessment Fee	0.03	\$31.60
	Gross Receipts Tax	0.77	
	Total		\$61.60
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 915209	Energy Charge	6.43
	Bill Period: May 02 - Jun 02	Fuel Charge	2.08
	Present Read: 2250	Asset Securitization Charge	0.10
	Previous Read: 2197	Minimum Bill Adjustment	4.16
	Billed Usage: 53		
	Billed kWh 53.000		
	Returned Payment	30.80	
	Regulatory Assessment Fee	0.03	\$31.60
	Gross Receipts Tax	0.77	
	Total		\$61.60
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 4465473	Energy Charge	242.12
	Bill Period: May 02 - Jun 02	Fuel Charge	78.34
	Present Read: 97802	Asset Securitization Charge	3.73
	Previous Read: 95806		
	Billed Usage: 1996		
	Billed kWh 1996.000		
	Returned Payment	290.12	
	Regulatory Assessment Fee	0.30	\$299.18
	Gross Receipts Tax	8.76	
	Total		\$640.60
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.85
	Bill Period: May 02 - Jun 02	Energy Charge	151.74
	54W MITCH LED PT CLR	Fuel Charge	85.88
	SV FLAGLER ACR 9500L	Asset Securitization Charge	1.14
	54W MITCH LED PT CLR	54W MITCH LED PT CLR	33.96
	SV FLAGLER ACR 9500L	SV FLAGLER ACR 9500L	716.40
	54W MITCH LED PT CLR	54W MITCH LED PT CLR	4.08
	SV FLAGLER ACR 9500L	SV FLAGLER ACR 9500L	129.15
			\$1,672.69



Billing details - continued

Account Information	Billing Details		Amounts
	16 DEC CNCRT W/DEC BS/ WSHNGTN		548.49
	Returned Payment		1,680.32
	Regulatory Assessment Fee		1.46
	Gross Receipts Tax		6.17
	Total		\$1,687.95
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: May 02 - Jun 02		
	49W TRADITIONAL LED	17	Customer Charge 1.85
	54W MITCH LED PT CLR	133	Energy Charge 323.36
	54W MITCH LED TOPHAT	38	Fuel Charge 183.03
	50 MTCH III 3K F	57	Asset Securitization Charge 2.44
	50 MTCHT III 3K TH	19	50MTCHTR III3K THRBM 16.98
	50MTCHTR III3K THRBM	19	50 MTCHT III 3K TH 21.44
	213W LED SHBX	75	50 MTCH III 3K F 64.32
	BNZIII		54W MITCH LED TOPHAT 33.96
	SV DRC27500	1,188	54W MITCH LED PT CLR 118.86
	SV FLAGLER ACR 9500L	3,234	213W LED SHBX BNZIII 14.42
			49W TRADITIONAL LED 6.95
			SV DRC27500 132.00
			SV FLAGLER ACR 9500L 1,050.72
			SV FLAGLER ACR 9500L 189.42
			SV DRC27500 31.79
			49W TRADITIONAL LED 2.04
			213W LED SHBX BNZIII 2.04
			54W MITCH LED PT CLR 14.28
			54W MITCH LED TOPHAT 4.08
			50 MTCH III 3K F 6.12
			50 MTCHT III 3K TH 2.04
			50MTCHTR III3K THRBM 2.04
			35 TT CNCRT/N-FLD 88.68
			MOUNT/1-4FIX
			16 DEC CNCRT W/DEC BS/ WSHNGTN 945.27
	Returned Payment		3,274.08
	Regulatory Assessment Fee		2.84
	Gross Receipts Tax		13.11
	Total		\$3,258.13
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		
	Meter Number: 8246383		Customer Charge 17.23
	Bill Period: May 02 - Jun 02		Energy Charge 4.37
	Present Read: 1434		Fuel Charge 1.41
	Previous Read: 1398		Asset Securitization Charge 0.07
	Billed Usage: 36		Minimum Bill Adjustment 6.92
	Billed kWh 36.000		
	Returned Payment		30.80
	Regulatory Assessment Fee		0.03
	Gross Receipts Tax		0.77
	Total		\$30.00
	Returned Payment		30.80
	Regulatory Assessment Fee		0.03
	Gross Receipts Tax		0.77
	Total		\$31.60

Billing details - continued

Account Information	Billing Details		Amounts
		Total	\$61.60
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 17.23	\$352.63
	Meter Number: 1049785	Energy Charge 250.49	
	Bill Period: May 02 - Jun 02	Fuel Charge 81.05	
	Present Read: 109620	Asset Securitization Charge 3.86	
	Previous Read: 107555		
	Billed Usage: 2065		\$355.68
	Billed kWh 2065.000		
		Returned Payment 346.32	
		Regulatory Assessment Fee 0.31	
		Gross Receipts Tax 9.05	
		Total	\$708.31
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 17.23	\$232.59
	Meter Number: 4451364	Energy Charge 160.83	
	Bill Period: May 02 - Jun 02	Fuel Charge 52.05	
	Present Read: 103008	Asset Securitization Charge 2.48	
	Previous Read: 101682		
	Billed Usage: 1326		\$234.26
	Billed kWh 1326.000		
		Returned Payment 228.09	
		Regulatory Assessment Fee 0.20	
		Gross Receipts Tax 5.97	
		Total	\$466.85
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 17.23	\$497.67
	Meter Number: 2778290	Energy Charge 358.81	
	Bill Period: May 02 - Jun 02	Fuel Charge 116.10	
	Present Read: 115570	Asset Securitization Charge 5.53	
	Previous Read: 112612		
	Billed Usage: 2958		\$384.02
	Billed kWh 2958.000		
		Returned Payment 370.82	
		Regulatory Assessment Fee 0.43	
		Gross Receipts Tax 12.77	
		Total	\$881.69
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 17.23	\$30.00
	Meter Number: 8263689	Energy Charge 6.55	
	Bill Period: May 02 - Jun 02	Fuel Charge 2.12	
	Present Read: 1702	Asset Securitization Charge 0.10	
	Previous Read: 1648	Minimum Bill Adjustment 4.00	
	Billed Usage: 54		\$31.60
	Billed kWh 54.000		
		Returned Payment 30.80	
		Regulatory Assessment Fee 0.03	
		Gross Receipts Tax 0.77	

Billing details - continued

Account Information	Billing Details			Amounts
			Total	\$61.60
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23	\$30.00
	Meter Number: 8246382	Energy Charge	7.64	
	Bill Period: May 02 - Jun 02	Fuel Charge	2.47	
	Present Read: 1597	Asset Securitization Charge	0.12	
	Previous Read: 1534	Minimum Bill Adjustment	2.54	
	Billed Usage: 63			
	Billed kWh 63.000			
		Returned Payment	30.80	\$31.60
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	
		Total		\$61.60
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23	\$30.00
	Meter Number: 4470114	Energy Charge	4.97	
	Bill Period: May 02 - Jun 02	Fuel Charge	1.61	
	Present Read: 1656	Asset Securitization Charge	0.08	
	Previous Read: 1615	Minimum Bill Adjustment	6.11	
	Billed Usage: 41			
	Billed kWh 41.000			
		Returned Payment	30.80	\$31.60
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	
		Total		\$61.60
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23	\$30.00
	Meter Number: 4522761	Energy Charge	4.73	
	Bill Period: May 02 - Jun 02	Fuel Charge	1.53	
	Present Read: 1542	Asset Securitization Charge	0.07	
	Previous Read: 1503	Minimum Bill Adjustment	6.44	
	Billed Usage: 39			
	Billed kWh 39.000			
		Returned Payment	30.80	\$31.60
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	
		Total		\$61.60
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.85	\$3,230.61
	Bill Period: May 02 - Jun 02	Energy Charge	287.31	
		Fuel Charge	162.62	
	50 OTRAD BLK III 3K	Asset Securitization Charge	2.17	
	54W MITCH LED PT CLR	50 OTRAD BLK III 3K	8.32	
	50 MTCHR III 3K RBM	50 MTCHR III 3K TH	21.44	
	50 MTCHR III 3K TH	50 MTCHR III 3K RBM	33.96	
	SV FLAGLER ACR 9500L	54W MITCH LED PT CLR	50.94	
		SV FLAGLER ACR 9500L	1,337.28	
		SV FLAGLER ACR 9500L	241.08	

Billing details - continued

Account Information	Billing Details		Amounts
	54W MITCH LED PT CLR	6.12	
	50 MTCHR III 3K RBM	4.08	
	50 MTCHT III 3K TH	2.04	
	50 OTRAD BLK III 3K	2.04	
	16 DEC CNCRT W/DEC BS/ WSHNGTN	1,061.97	
	35 TT CNCRT/N-FLD MOUNT/1-4FIX	7.39	\$3,259.53
	Returned Payment	3,245.07	
	Regulatory Assessment Fee	2.81	
	Gross Receipts Tax	11.65	
	Total		\$6,490.14
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 4465449	Energy Charge	13.22
	Bill Period: May 02 - Jun 02	Fuel Charge	4.28
	Present Read: 4909	Asset Securitization Charge	0.20
	Previous Read: 4800		
	Billed Usage: 109		
	Billed kWh 109.000		
	Returned Payment	34.69	
	Regulatory Assessment Fee	0.03	
	Gross Receipts Tax	0.90	
	Total		\$70.55
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 222519	Energy Charge	1,257.88
	Bill Period: May 02 - Jun 02	Fuel Charge	407.02
	Present Read: 465747	Asset Securitization Charge	19.39
	Previous Read: 455377		
	Billed Usage: 10370		
	Billed kWh 10370.000		
	Returned Payment	1,481.25	
	Regulatory Assessment Fee	1.48	
	Gross Receipts Tax	43.67	
	Total		\$3,227.92
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 915370	Energy Charge	6.91
	Bill Period: May 02 - Jun 02	Fuel Charge	2.24
	Present Read: 1626	Asset Securitization Charge	0.11
	Previous Read: 1569	Minimum Bill Adjustment	3.51
	Billed Usage: 57		
	Billed kWh 57.000		
	Returned Payment	30.80	
	Regulatory Assessment Fee	0.03	
	Gross Receipts Tax	0.77	
	Total		\$61.60

Billing details - continued

Account Information	Billing Details		Amounts
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 5407312	Energy Charge	485.32
	Bill Period: May 02 - Jun 02	Fuel Charge	157.04
	Present Read: 346844	Asset Securitization Charge	7.48
	Previous Read: 342843		
	Billed Usage: 4001		
	Billed kWh 4001.000		
		Returned Payment	609.57
		Regulatory Assessment Fee	0.58
		Gross Receipts Tax	17.12
		Total	\$1,294.34
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 2778178	Energy Charge	81.41
	Bill Period: May 02 - Jun 02	Fuel Charge	26.34
	Present Read: 53844	Asset Securitization Charge	1.25
	Previous Read: 53173		
	Billed Usage: 671		
	Billed kWh 671.000		
		Returned Payment	252.25
		Regulatory Assessment Fee	0.11
		Gross Receipts Tax	3.24
		Total	\$381.83
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 1015813	Energy Charge	362.69
	Bill Period: May 02 - Jun 02	Fuel Charge	117.36
	Present Read: 312413	Asset Securitization Charge	5.59
	Previous Read: 309423		
	Billed Usage: 2990		
	Billed kWh 2990.000		
		Returned Payment	300.12
		Regulatory Assessment Fee	0.44
		Gross Receipts Tax	12.91
		Total	\$816.34
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 915368	Energy Charge	6.18
	Bill Period: May 02 - Jun 02	Fuel Charge	2.00
	Present Read: 1391	Asset Securitization Charge	0.10
	Previous Read: 1340	Minimum Bill Adjustment	4.49
	Billed Usage: 51		
	Billed kWh 51.000		
		Returned Payment	30.80
		Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.77
		Total	\$61.60

Billing details - continued

Account Information	Billing Details			Amounts
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23	\$30.00
	Meter Number: 2775809	Energy Charge	0.48	
	Bill Period: May 02 - Jun 02	Fuel Charge	0.16	
	Present Read: 321	Asset Securitization Charge	0.01	
	Previous Read: 317	Minimum Bill Adjustment	12.12	
	Billed Usage: 4			\$31.60
	Billed kWh 4.000			
		Returned Payment	30.80	
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	
		Total	\$61.60	
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.85	\$358.60
	Bill Period: May 02 - Jun 02	Energy Charge	33.14	
	SV FLAGLER ACR 490	Fuel Charge	18.76	
	9500L	Asset Securitization Charge	0.25	
		SV FLAGLER ACR 9500L	159.20	
		SV FLAGLER ACR 9500L	28.70	\$362.00
		16 DEC CNCRT W/DEC BS/ WSHNGTN	116.70	
		Returned Payment	360.30	
		Regulatory Assessment Fee	0.31	
		Gross Receipts Tax	1.39	
		Total	\$720.60	
Total Amount Due				\$27,656.83

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

Billing Date:
Jun 15, 2025
 Billing Period:
Jun 15 - Jul 14, 2025

Hi LONG LAKE RANCH,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$539.03
Payment received by Jun 15, thank you	-\$549.03
Adjustments to prior bill period	\$10.00

Service summary

	Previous month	Current month
Bundle	\$237.95	\$237.95
One-Time Charges	\$17.91	\$0.00
Taxes and Fees	\$22.61	\$22.61
Total services	\$278.47	\$260.56
Total balance		\$260.56

Total balance

\$260.56

Auto Pay is scheduled

Jul 09



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

6790 0107 NO RP 15 06162025 NNNNNNNN 01 999816

LONG LAKE RANCH
 255 PRIMERA BLVD STE 160
 LAKE MARY FL 32746-2168

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

472002813406442306152100000000000000260565

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

Billing Date:
Jun 15, 2025
 Billing Period:
Jun 15 - Jul 14, 2025

WAYS TO PAY YOUR BILL



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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:
Jun 15, 2025
Billing Period:
Jun 15 - Jul 14, 2025

Page 3/4

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

Adjustment to prior bill period

Payment Taken Over the Phone by Agent	\$10.00
Total Adjustment	\$10.00

Bundle

Monthly Charges

06.15-07.14	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.

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to \$25.00 per month, per line. Questions? Please contact customer service.



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

Billing Date:
Jun 15, 2025
Billing Period:
Jun 15 - Jul 14, 2025



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

Billing Date:
Jun 15, 2025
 Billing Period:
Jun 15 - Jul 14, 2025

Hi LONG LAKE RANCH,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$315.20
Payment received by Jun 15, thank you	-\$315.20

Service summary

	Previous month	Current month
Internet	\$145.99	\$145.99
Other	\$3.49	↓\$0.00
One-Time Charges	\$16.24	↓\$0.00
Total services	\$165.72	\$145.99
Total balance		\$145.99

Total balance

\$145.99

Auto Pay is scheduled
Jul 09



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

6790 0107 NO RP 15 06162025 NNNNNNNN 01 999815

LONG LAKE RANCH
 255 PRIMERA BLVD STE 160
 LAKE MARY FL 32746-2168

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

7520058139496028061521000000000000000145995

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

Billing Date:
Jun 15, 2025
 Billing Period:
Jun 15 - Jul 14, 2025

WAYS TO PAY YOUR BILL



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 Visually impaired/TTY customers, call 711.



PAYING YOUR BILL

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

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

Billing Date:
Jun 15, 2025
Billing Period:
Jun 15 - Jul 14, 2025

Page 3/4

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

Internet

Monthly Charges

06.15-07.14	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$20.00
Internet Total		\$145.99

Total current month charges **\$145.99**

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to \$25.00 per month, per line. Questions? Please contact customer service.



LET FRONTIER BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com

LONG LAKE RANCH

Account Number:

813-949-6028-061521-5

Billing Date:

Jun 15, 2025

PIN:

8323

Billing Period:

Jun 15 - Jul 14, 2025



INVOICE

COASTAL WASTE & RECYCLING - SW
1840 NW 33RD ST

POMPANO BEACH, FL 33064
(407) 905-9200

INVOICE NO.	0000953721
PAGE	1
DATE	May-31-25
CUSTOMER NO.	16948
SITE NO.	0
REFERENCE	

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

AMOUNT DUE \$120.24

AMOUNT PAID

Paid

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
22 - May	Payment on Invoice 0000945569	*****3309: (7868048)	PRE AUTH CHECK		\$120.24
29 - May	Payment on Invoice 0000945569	*****3309: (7868048)RI	PRE AUTH CHECK		(\$120.24)
05 - Jun	Payment on Invoice 0000945569	*****3309: (7917785)	PRE AUTH CHECK		\$120.24
05 - Jun	Payment on Invoice 0000953721	*****3309: (7917786)	PRE AUTH CHECK		\$35.00
09 - Jun	Payment on Invoice 0000945569	*****3309: (7917785)RI	PRE AUTH CHECK		(\$120.24)
09 - Jun	Payment on Invoice 0000953721	*****3309: (7917786)RI	PRE AUTH CHECK		(\$35.00)
02 - Jul	Payment on Invoice 0000945569	*****3902: (7995706)	PRE AUTH CHECK		\$120.24
02 - Jul	Payment on Invoice 0000983645	*****3902: (7995706)	PRE AUTH CHECK		\$120.24
10 - Jul	Payment on Invoice 0000953721	*****3902: (8022411)	PRE AUTH CHECK		\$35.00
04 - Aug	Payment on Invoice 0001035669 (0000)	5003	LOCKBOX CHECK		\$120.24
22 - May	NSF Fee Account Frozen	557268	\$35.000	1.00	\$35.00

Current	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS
\$0.00	\$120.24	\$0.00	\$0.00

TOTAL INVOICE \$35.00

**DON'T PAY THIS
AMOUNT**

\$120.24

Payments made by credit card or debit card are subject to a 2.55% service fee

INVOICE NO.	0000953721
PAGE	1
DATE	May-31-25
CUSTOMER NO.	16948
SITE NO.	0
REFERENCE	

INVOICE

COASTAL WASTE & RECYCLING - SW
1840 NW 33RD ST

POMPANO BEACH, FL 33064
(407) 905-9200

INVOICE NO.	0000945569
PAGE	1
DATE	May-01-25
CUSTOMER NO.	16948
SITE NO.	0
REFERENCE	

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

AMOUNT DUE \$120.24

AMOUNT PAID

Paid

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
04 - Apr	Payment on Invoice 0000878980	*****3309: (7722871)	PRE AUTH CHECK		\$120.24
21 - Apr	Payment on Invoice 0000914436 (0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD	*****3309: (7758240)	PRE AUTH CHECK		\$120.24
01 - May	MONTHLY - WASTE COLLECTION May 01/25 - May 31/25		\$103.840	1.00	\$103.84
01 - May	ADMIN FEE - MONTHLY May 01/25 - May 31/25		\$3.950	1.00	\$3.95
01 - May	RECOVERY FEE	SC550908			\$12.45
				SITE TOTAL	\$120.24

Current	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS
\$120.24	\$0.00	\$0.00	\$0.00

Payments made by credit card or debit card are subject to a 2.55% service fee

TOTAL INVOICE \$120.24

**DON'T PAY THIS
AMOUNT**

\$120.24

INVOICE NO.	0000945569
PAGE	1
DATE	May-01-25
CUSTOMER NO.	16948
SITE NO.	0
REFERENCE	



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Long Lake Ranch CDD C/o Breeze Home
1540 International pkwy St. 2000
Lake Mary, Florida 32746

SHIP TO

Long Lake Ranch CDD C/o Breeze Home
19037 Long Lake Ranch Blvd
Lutz, Florida 33548

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33455	04/18/2025	\$435.00	05/03/2025	Net 15	

P.O. NUMBER
11069

SALES REP
Tech:DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/21/2025	Service:Reg. Reason for call: 1. Train new manager on the access control and camera systems. 2. Check access control schedule - some residents are getting denied. Tech notes: 1. I reviewed camera system live, playback, and downloading. 2. I trained the manager on looking up events on access control as well as adding and deleting cards in the system. 3. Checked the access control system and found some of the downstream panels were not updating schedule times for access. 4. Backed up all system data and defaulted main panel. 5. Reloaded activation key and reinstalled the database and then tested the system - all panels and doors working properly.	3	145.00	435.00

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

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

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

***Late Fees are 1.5% per month

BALANCE DUE

\$435.00



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Long Lake Ranch CDD C/o Breeze Home
1540 International pkwy St. 2000
Lake Mary, Florida 32746

SHIP TO

Long Lake Ranch CDD C/o Breeze Home
19037 Long Lake Ranch Blvd
Lutz, Florida 33548

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33532	05/05/2025	\$145.00	05/20/2025	Net 15	

P.O. NUMBER
11043

SALES REP
Tech:DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/01/2025	Access/ Gate:Service Reason for call: Residents are getting denied access to the dog park and playground area during hours they should have access - please check. Tech Notes: 1. Reviewed event log and verified schedules were configured correctly. 2. Found that the downstream panels were not communicating with the system. 3. Backed up all data, defaulted the MCP, and reloaded the data. 4. Tested the system – downstream panels are now back online and functioning properly.	1	145.00	145.00

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

BALANCE DUE

\$145.00



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Long Lake Ranch CDD C/o Breeze Home
1540 International pkwy St. 2000
Lake Mary, Florida 32746

SHIP TO

Long Lake Ranch CDD C/o Breeze Home
19037 Long Lake Ranch Blvd
Lutz, Florida 33548

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33678	06/05/2025	\$379.00	06/20/2025	Net 15	

P.O. NUMBER
11114

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/16/2025	Access/ Gate:Service Reason for call: Back pool gate not locking - please check. Tech notes: 1. Found no power to the gate lock. Checked power supply and replaced a fuse - power OK. 2. Tested exit button and found the relay not working. Replaced the button. Gate is now locking and releasing properly. Note: The gate is hitting the post and must be manually pushed closed. The fence post is bent and will need to be adjusted or replaced for the gate to self-close properly. I informed the on-site manager of the issue.	2	145.00	290.00
05/16/2025	Access/ Gate:Parts SD-9163-KSVQ Outdoor No Touch RTE Button	1	89.00	89.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

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

***Late Fees are 1.5% per month

SUBTOTAL	379.00
TAX (7.5%)	0.00
TOTAL	379.00
BALANCE DUE	\$379.00



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Long Lake Ranch CDD C/o Breeze Home
1540 International pkwy St. 2000
Lake Mary, Florida 32746

SHIP TO

Long Lake Ranch CDD C/o Breeze Home
19037 Long Lake Ranch Blvd
Lutz, Florida 33548

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33773	06/26/2025	\$145.00	07/11/2025	Net 15	

P.O. NUMBER
11129

SALES REP
Tech:DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/13/2025	Service:Reg. Reason for call: 1. No power to maglocks at main clubhouse. 2. Multiple cameras not working at clubhouse and Foxtail. Tech notes: 1. Tested power supply to maglocks - no power. Reset main power supply fuse and powered back up - all locks OK. 2. Reset NVR and all cameras at clubhouse came back up, but Foxtail cameras are still out. 3. Went to Foxtail and found PoE switch not working and will not power up - need to replace. New switch is on order.	1	145.00	145.00

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

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

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

***Late Fees are 1.5% per month

SUBTOTAL	145.00
TAX (6.5%)	0.00
TOTAL	145.00
BALANCE DUE	\$145.00



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: **18981 LONG LAKE RANCH BOULEVARD**

Bill Number: 22631495

Billing Date: 7/2/2025

Billing Period: 5/19/2025 to 6/18/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	5/19/2025	429	6/18/2025	433	30	4

Usage History

	Water
June 2025	4
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

Transactions

Previous Bill	381.34
Payment	-381.34 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

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Total Balance Due	\$175.67
Due Date	7/21/2025

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

**The Total Due will be electronically
transferred on 07/21/2025.**

LONG LAKE RANCH CDD
C/O ANCHOR STONE MANAGEMENT LLC
255 PRIMERA BOULEVARD 160
LAKE MARY FL 32746

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



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

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

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

1 0 1
42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: 22631490

Billing Date: 7/2/2025

Billing Period: 5/19/2025 to 6/18/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	5/19/2025	26645	6/18/2025	26795	30	150

Usage History

Water	Irrigation
June 2025	150
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

Transactions

Previous Bill	2,611.39
Payment	-2,611.39 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 75.0 Thousand Gals X \$9.02	676.50
Total Current Transactions	1,050.55
TOTAL BALANCE DUE	\$1,050.55

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.

Account # 0928090
Customer # 01307800
Balance Forward 0.00
Current Transactions 1,050.55

Total Balance Due	\$1,050.55
Due Date	7/21/2025

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

**The Total Due will be electronically
transferred on 07/21/2025.**

LONG LAKE RANCH CDD
C/O ANCHOR STONE MANAGEMENT LLC
255 PRIMERA BOULEVARD 160
LAKE MARY FL 32746

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

COASTAL WASTE & RECYCLING - SW
 1840 NW 33RD ST
 POMPANO BEACH, FL 33064
 Clearwater Office: 727-561-0360
 Ft. Myers Office: 954-947-4000
 Orlando Office: 407-905-9200
 Sarasota Office: 941-922-3417



INVOICE

Invoice SW0000983645
 Page
 Date 06/01/2025
 Customer 16948
 Site 0
 PO Number
 Due Date 06/26/2025

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD 1x Week				
01 - Jun	RECOVERY FEE	SC562971			\$12.45
01 - Jun	MONTHLY - WASTE COLLECTION (Jun 01/25 - Jun 30/25)		\$103.84	1.00	\$103.84
01 - Jun	ADMIN FEE - MONTHLY (Jun 01/25 - Jun 30/25)		\$3.95	1.00	\$3.95

Account Status A surcharge of 5% on initial balance plus 2% per month will be charged on accounts 30 days overdue.

INVOICE TOTAL \$120.24

CURRENT	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS	ACCOUNT TOTAL
\$0.00	\$155.24	\$120.24	\$0.00	\$275.48

Invoice SW0000983645
 Page Page 1 of 1
 Date 06/01/2025
 Customer 16948
 Site 0
 PO Number
 Due Date 06/26/2025

Please return this portion with payment to:

Coastal Waste & Recycling
 PO Box 632201
 Cincinnati, OH 45263-2201
 www.coastalwasteinc.com

AMOUNT REMITTED

0025756SW0169480000SW000098364500000275487

INVOICE

Number: 3

Anchor Stone Management LLC

255 Primera Boulevard, Suite 160

Lake Mary, FL 32746

Info@anchorstonemgt.com

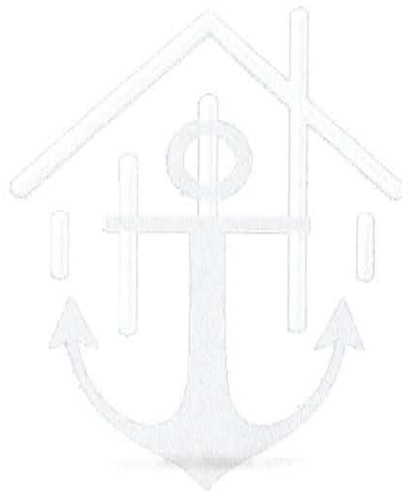
Long Lake Ranch CDD

19037 Long Lake Ranch Blvd

Lutz FL 33558



DATE	DESCRIPTION	AMOUNT
7/1/2025	Amenity Manager - Salaried (06/16/2025 - 06/29/2025) - Bill	3,327.20
7/1/2025	General Maintenance Attendant - 40 Hours @ \$25/HR (06/16/2025 - 06/29/2025) - Steve	1,000.00
7/1/2025	Seasonal Pool Monitor / Facility Attendant - 45 Hours @ \$25/HR (06/02/2025 - 06/15/2025) - Noah	1,125.00
7/1/2025	Seasonal Pool Monitor / Facility Attendant - 10.5 Hours @ \$25/HR (06/02/2025 - 06/15/2025) - Steve	262.50
7/1/2025	Facility Attendant - 32 Hours @ \$25/HR (06/16/2025 - 06/29/2025) - Lisa	800.00
7/1/2025	Management Fee (06/02/2025 - 06/15/2025)	66.43
7/1/2025	Management Fee (06/16/2025 - 06/29/2025)	65.15
7/1/2025	Facility Attendant - 2 Hours @ \$25/HR (06/16/2025 - 06/29/2025) OVER CONTRACTUAL LIMIT	0.00
TOTAL		3,319.07





Outlook

Amenity Staff Hours

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

Date Mon 6/30/2025 9:01 AM

To James Paleveda <James@AnchorstoneMgt.com>

Cc Anna Lyalina <Anna@AnchorstoneMgt.com>

Good morning James. These are the amenity staff hours.

Lisa:

6/21 12:00pm-8:30pm 8.5
6/22 12:00pm-8:30pm 8.5
6/28 12:00pm-8:30pm 8.5
6/29 12:00pm-8:30pm 8.5 = 34 hours

Steve:

6/16 6:00am-11:00am 5
6/17 6:00am-11:00am 5
6/18 6:00am-11:00am 5
6/19 6:00am-11:00am 5
6/20 6:00am-11:00am 5
6/23 6:00am-10:00am 4
6/24 6:00am-10:30am 4,5
6/25 6:00am-11:00am
6/26 6:00am-11:00am 5
6/27 6:00am-11:00am 5
6/28 10:00am-12:00pm 2 = 50.5 hours

Noah:

6/16 4:00pm-8:30pm 4.5
6/17 4:00pm-8:30pm 4.5
6/18 4:00pm-8:30pm 4.5
6/19 4:00pm-8:30pm 4.5
6/20 4:00pm-8:30pm 4.5
6/23 4:00pm-8:30pm 4.5
6/24 4:00pm-8:30pm 4.5
6/25 4:00pm-8:30pm 4.5
6/26 4:00pm-8:30pm 4.5
6/27 4:00pm-8:30pm 4.5 = 45 hours

Bill : 80 hours

INVOICE

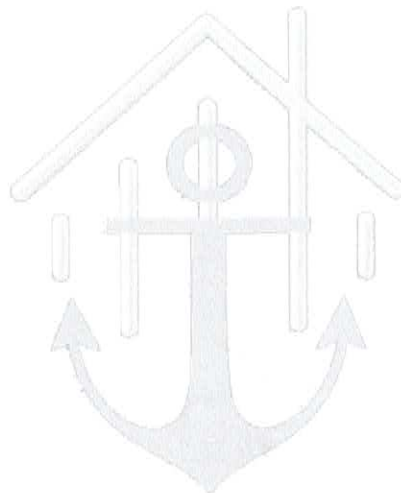
Number: 4

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
7/1/2025	District Management Services	1,250.00
7/1/2025	District Management Services Contractual Credit	(1,250.00)
7/1/2025	Administrative	833.33
7/1/2025	Accounting Services	833.33
7/1/2025	Assessment Revenue Collection and Reporting	416.67
7/1/2025	Field Service	416.67
7/1/2025	Dissemination Agent	416.67
TOTAL		2,916.67





INVOICE			
Type: RECURRING			
Account Number	Date	Order Number	PO Number
62301	7/1/2025	1703811	-----

Long Lake Ranch
Doug Ruhlig
19037 Long Lake Ranch Blvd
Lutz, FL 33558
US

REMIT TO
Dynamic Media
38283 Mound Road
Sterling Heights, MI 48310
US
586-978-4214
M-F 9AM-6PM ET

SALESPERSON
Customer Service

PAYMENT TERMS
Due upon receipt

Number	Name	Site Reference	
0001	Long Lake Ranch 19037 Long Lake Ranch Blvd, Lutz, FL 33558		
Radio ID ED51D9	Radio Description SiriusXM SXBR3 Music for Business Player (Upgrade Promo) SXM Annual Streaming Service - Primary 07/2025 - 07/2026		Price
			\$371.40 US
		Site Subtotal	\$371.40 US
		Site Tax	\$0.00 US
		Site Total	\$371.40 US

Account Outstanding Balances			
0-30	31-60	61-90	> 90
\$371.40 US	\$0.00 US	\$0.00 US	\$0.00 US

SUBTOTAL	\$371.40 US
SHIPPING	\$0.00 US
TAX	\$0.00 US
TOTAL	\$371.40 US
PAYMENTS	\$0.00 US
BALANCE	\$371.40 US



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

Invoice

Date: 7/2/2025
Invoice #: 2025-408

To:

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

Project: LLR Aquatic Maintenance

Proposal #: 21-213;2025

P.O. #:

Due Date	Service Date:
7/2/2025	June 2025

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	50.00%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00

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.: 2025-832
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

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

Total **\$3,200.00**

Ways to pay

VISA  DISCOVER  AM EX  BANK  PayPal  VERIFONE

[View and pay](#)



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

Invoice

Date: 5/6/2025
Invoice #: 2025-321

To:

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

Project: Big Lake Grass Carp Stock
Proposal #: 24-228
P.O. #:

Due Date	Service Date:
5/6/2025	May 2025

Task #	Description	Project Compl...	Amount
Task 1	Grass Carp Delivery and Stocking (343 Fish)	100.00%	6,860.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$6,860.00
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	\$6,860.00

Short paid - \$4,400 paid = \$2460



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

Invoice

Date: 4/30/2025
Invoice #: 2025-295

To:

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

Project: LLR Aquatic Maintenance

Proposal #: 21-213;2025

P.O. #:

		Due Date	Service Date:
		4/30/2025	April 2025
Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	33.33%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00



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

Invoice

Date: 5/6/2025
Invoice #: 2025-320

To:

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

Project: Pond 80 Grass Carp Stock

Proposal #: 24-226

P.O. #:

Due Date	Service Date:
5/6/2025	May 2025

Task #	Description	Project Compl...	Amount
Task 1	Grass Carp Delivery and Stocking (37 Fish)	100.00%	740.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$740.00
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	\$740.00

INVOICE

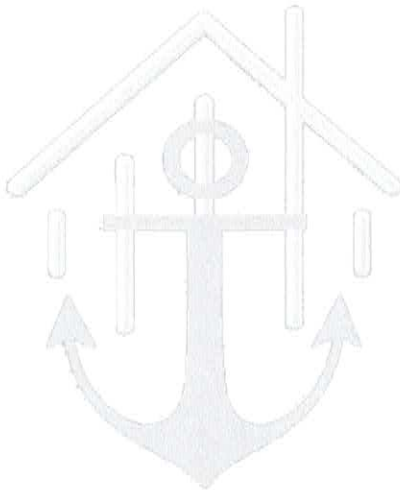
Number: 5

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
7/15/2025	Amenity Manager - Salaried (06/30/2025 - 07/13/2025) - Bill	3,327.20
7/15/2025	General Maintenance Attendant - 40 Hours @ \$25/HR (06/30/2025 - 07/13/2025) - Steve	1,000.00
7/15/2025	Seasonal Pool Monitor / Facility Attendant - 45 Hours @ \$25/HR (06/30/2025 - 07/13/2025) - Noah	1,125.00
7/15/2025	Seasonal Pool Monitor / Facility Attendant - 5 Hours @ \$25/HR (06/30/2025 - 07/13/2025) - Steve	125.00
7/15/2025	Facility Attendant - 24 Hours @ \$25/HR (06/30/2025 - 07/13/2025) - Lisa	600.00
7/15/2025	Management Fee (06/30/2025 - 07/13/2025)	61.77
TOTAL		6,238.97





Amenity Labor

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

Date Mon 7/14/2025 12:10 PM

To James Paleveda <James@AnchorstoneMgt.com>

Cc Anna Lyalina <Anna@AnchorstoneMgt.com>; Patricia Thibault <Patricia@AnchorstoneMgt.com>

Good morning James. These are the amenity staff hours.

Lisa:

7/5 12:30pm-8:30pm 8

7/6 12:30pm-8:30pm 8

7/12 12:30pm-8:30pm 8 = 24 hours

Steve:

6/30 6:00am-10:00am 4

7/1 6:00am-10:00am 4

7/2 6:00am-10:00am 4

7/3 6:00am-10:00am 4

7/7 6:00am-10:00am 4

7/8 6:00am-10:00am 4

7/9 6:00am-10:00am 4

7/10 6:00am-10:00am 4

7/11 6:00am-11:00am 5

7/13 12:30pm-8:30pm 8 = 45 hours

Noah:

6/30 4:00pm-8:30pm 4.5

7/1 4:00pm-8:30pm 4.5

7/2 4:00pm-8:30pm 4.5

7/3 4:00pm-8:30pm 4.5

7/4 4:00pm-8:30pm 4.5

7/7 4:00pm-8:30pm 4.5

7/8 4:00pm-8:30pm 4.5

7/9 4:00pm-8:30pm 4.5

7/10 4:00pm-8:30pm 4.5

7/11 4:00pm-8:30pm 4.5 = 45 hours

Bill : 80 hours

INVOICE

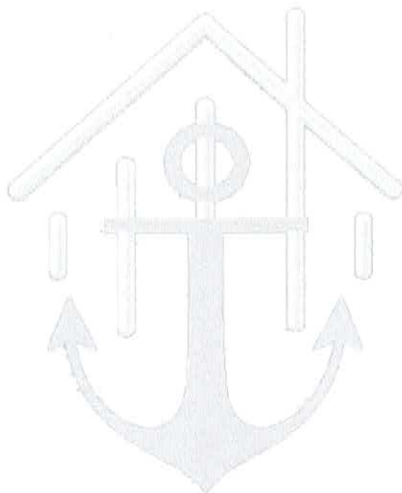
Number: 6

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
7/15/2025	Reimbursement for Alphagraphics Invoice relating to Notice of Assessment Increase for Fiscal Year 2026 paid 7/14/2025	846.00
TOTAL		846.00



AlphaGraphics Tampa Print
4410 W Hillsborough Ave, Ste A
Tampa, FL 33614
813-875-7083
www.agtampa.com



Pay Your Invoice Online

[click here](#)

Invoice Number: 251527

Bill To:
Anchor Stone Management, LLC
Phone: 407-698-5350
E-Mail: Anna@anchorstonemgt.com

Date: 7/14/25

P.O.:

Taken By: Marilyn
Sales Rep:
Account Type: Cash/Check/CC
Wanted: 7/16/25

Long Lake Ranch Mailer

Quantity	Description	Price
834	Letters. 8.5" x 11" printed double sided full color with bleed. 50# Text Paper Stock	\$ 533.49
834	Mailing Services - Validate and Presort Mailing List, Add Barcode, Insert Letters and remittance envelopes in Envelopes, Check for Match name on letter and name on envelope, Seal Envelopes, Deliver to Post Office with documentation	\$ 444.63
834	Window envelopes - black ink printing Return Address: Anchor Stone Management, LLC 255 Primera Boulevard, Suite 160 Lake Mary, FL 32746	\$ 173.69
834	Postage	\$ 454.28



alphagraphics

Subtotal	1,606.09
Tax	86.39
Shipping	0.00
Total	1,692.48
Deposit (-)	846.00
Amount Due	\$846.48

PAYMENT TERMS: I understand all charged invoices are payable 30 days after invoice date and that a service fee of 1.5% per month will be added to all past due accounts. In the event payment is not made and account is referred to a collection agency, or if legal action is required I will pay collection and/or attorney's fees resulting from such action.

CHECK ACCEPTANCE POLICY: My signature indicates I understand and authorize AlphaGraphics to electronically debit my account on all dishonored checks plus a processing fee and any applicable taxes.

ALL DISPUTES must be addressed within 30 days of receipt of product. AlphaGraphics cannot research disputes on product older than 30 days.

CREDIT CARD ACCEPTANCE POLICY: Credit card payment may be accepted at the time of sale or within the first 30 days after release of merchandise. Credit card payments exempt from credit card payment without a processing fee.

Signature _____

Time _____

Print Name _____

Date _____

You can view our Privacy Policy at: <https://www.alphagraphics.com/privacy-policy.html>

COASTAL WASTE & RECYCLING - SW
 1840 NW 33RD ST
 POMPANO BEACH, FL 33064
 Clearwater Office: 727-561-0360
 Ft. Myers Office: 954-947-4000
 Orlando Office: 407-905-9200
 Sarasota Office: 941-922-3417



INVOICE

Invoice Page
 Date 07/01/2025
 Customer 16948
 Site 0
 PO Number
 Due Date 07/26/2025

SW0001035669

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD 1x Week				
01 - Jul	RECOVERY FEE	SC581979			\$12.45
01 - Jul	MONTHLY - WASTE COLLECTION (Jul 01/25 - Jul 31/25)		\$103.84	1.00	\$103.84
01 - Jul	ADMIN FEE - MONTHLY (Jul 01/25 - Jul 31/25)		\$3.95	1.00	\$3.95

Account Status A surcharge of 5% on initial balance plus 2% per month will be charged on accounts 30 days overdue.

INVOICE TOTAL \$120.24

CURRENT	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS	ACCOUNT TOTAL
\$120.24	\$35.00	\$0.00	\$0.00	\$155.24

Invoice SW0001035669
 Page Page 1 of 1
 Date 07/01/2025
 Customer 16948
 Site 0
 PO Number
 Due Date 07/26/2025

Please return this portion with payment to:

Coastal Waste & Recycling
 PO Box 632201
 Cincinnati, OH 45263-2201
 www.coastalwasteinc.com

AMOUNT REMITTED

0025756SW0169480000SW000103566900000155240

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.: 2025-789
Terms: Net 30
Invoice date: 06/18/2025
Due date: 07/18/2025

Technician: Evan

#	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 Includes Installation	1	\$688.00	\$688.00

Total \$688.00

Ways to pay



Overdue 07/18/2025

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
255 Primera Boulevard, Suite 160,
Lake Mary, FL 32746

Ship to

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

Invoice details

Invoice no.: 2025-911
Terms: Net 30
Invoice date: 07/09/2025
Due date: 08/08/2025

Technician: Bob
PO#: Foxtail

#	Date	Product or service	Description	Qty	Rate	Amount
1.		400002Z WHISPERFLOXF PUMP SEAL PLATE	400002Z WHISPERFLOXF PUMP SEAL PLATE	1	\$185.84	\$185.84
2.			Seal Plate was paid, was not able to assess until the motor was taken apart. The old seal plate was bad and needed to be replaced.			

Total **\$185.84**

Ways to pay

VISA DISCOVER AM EX BANK PayPal VENMO

View and pay

INVOICE

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



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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

Invoice details

Technician: Bob

Invoice no.: 2025-922
Terms: Net 30
Invoice date: 07/10/2025
Due date: 08/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Foxtail B1000 motor	B1000 motor plus labor	1	\$1,050.00	\$1,050.00

Total **\$1,050.00**

Ways to pay

VISA  DISCOVER  AMEX  BANK  PayPal  Venmo

[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
255 Primera Boulevard, Suite 160,
Lake Mary, FL 32746

Ship to

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

Invoice details

Invoice no.: 2025-929
Terms: Net 30
Invoice date: 07/14/2025
Due date: 08/13/2025

Technician: Wendy / Kenneth
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	2	\$688.00	\$1,376.00

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.

Total **\$1,376.00**

Ways to pay

VISA  DISCOVER  AMEX BANK  PayPal VERIZON

[View and pay](#)



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Long Lake Ranch CDD
1540 International pkwy St. 2000
Lake Mary, Florida 32746

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33873	07/24/2025	\$525.00	08/08/2025	Net 15	

P.O. NUMBER
11094

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/16/2025	Access Control Cards Tech notes: Dropped off 100 cards. 200PGGMV HID iClass Access Cards Card #'s: 4100-4199 FC: 101	100	5.25	525.00

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

SUBTOTAL	525.00
TAX (6.5%)	0.00
TOTAL	525.00
BALANCE DUE	\$525.00



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Long Lake Ranch CDD
1540 International pkwy St. 2000
Lake Mary, Florida 32746

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33872	07/24/2025	\$344.00	08/08/2025	Net 15	

P.O. NUMBER
11093

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/16/2025	Camera/DVR Service (C) Reason for call: Replace bad PoE at Foxtail pool area to get the cameras back online. Tech Notes: Removed bad PoE and replaced it with the new PoE and tested cameras - OK.	1	145.00	145.00
06/16/2025	Camera/DVR Parts SG1218MP 16 port gigabit PoE+ Switch 250W	1	199.00	199.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

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

***Late Fees are 1.5% per month

SUBTOTAL	344.00
TAX (6.5%)	0.00
TOTAL	344.00
BALANCE DUE	\$344.00



MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Long Lake Ranch CDD
Anchor Stone Management LLC
255 Primera Blvd Suite 160
Lake Mary, FL 32746

Re: Long Lake Ranch CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for \$348.65 for the cost of collection of Long Lake Ranch CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

Best wishes,

Mike Fasano
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 852.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O'LAKE
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01484P

Date 07/18/2025

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

Serial # 25-01484P

Public Hearing

RE: Long Lake Ranch Board of Supervisors Meeting on August 7, 2025 at
6:00pm

Published: 7/18/2025

Amount

\$297.50

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

()

\$297.50

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

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

INVOICE

Legal Advertising

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01536P

Date 07/25/2025

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

Serial # 25-01536P

Notice of Public Hearing

RE: Long Lake Ranch Board of Supervisors Meeting on August 7, 2025

Published: 7/25/2025

Amount

\$89.69

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

()

\$89.69

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first publication date of your notice.

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Business Observer

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, 941-906-9386 x322

INVOICE

Legal Advertising

**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

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

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INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 21069
Terms: Due on receipt
Invoice date: 02/28/2025
Due date: 02/28/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Landscape enhancement performed as follows:			
2.		Landscape Construction	*Installation (900) yards Coco Hardwood Mulch to planting beds throughout the community *Install Pine Straw in medians on Sunlake Blvd *Includes all materials, labor, hauling and dump fees	1	\$49,500.00	\$49,500.00

Total **\$49,500.00**

Payment -\$407.84

Balance due **\$49,092.16**

Overdue 02/28/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

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District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 21733
Terms: Due on receipt
Invoice date: 03/31/2025
Due date: 03/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Landscape enhancement performed as follows: Spring Annual Flower Installation:			
2.		Landscape Construction	*Remove existing annuals *Tilling of existing soil and installation of Osmocote granular fertilizer *Installation of 4" annuals *Application of Bloombuster liquid fertilizer	3636	\$2.25	\$8,181.00

Total **\$8,181.00**

Overdue 03/31/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 21794
Terms: Due on receipt
Invoice date: 04/29/2025
Due date: 04/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 4.3.25 Between Beautyberry and Lake Water. *All Inspection is running no faults on the clock.		\$0.00	\$0.00
2.		Sales	Labor-Technician	1	\$65.00	\$65.00

Total **\$65.00**

Overdue 04/29/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 30064
Terms: Due on receipt
Invoice date: 05/29/2025
Due date: 05/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Landscape enhancement was performed as follows: Scope of Work: Flush-cut (1) damaged Pine tree and remove the debris at the Sunlake Boulevard center median South of Long Lake Ranch Boulevard.	1	\$350.00	\$350.00

Total **\$350.00**

Overdue 05/29/2025

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	PLEASE PAY	DUE DATE
06/01/2025	\$14,085.25	06/01/2025

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

TOTAL DUE \$14,085.25

THANK YOU.

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 30272
Terms: Due on receipt
Invoice date: 06/04/2025
Due date: 06/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.8.25 *Replaced a Decoder on zone 12 & 13.		\$0.00	\$0.00
2.		Sales	ICD-100 Decoder	2	\$175.00	\$350.00
3.		Sales	Labor-Technician	2	\$65.00	\$130.00

Total **\$480.00**

Overdue 06/04/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 30277
Terms: Due on receipt
Invoice date: 06/04/2025
Due date: 06/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.13.25 *Zone valve stuck at the 2nd Foxtail Entrance Island, located valve, shut down. The solenoid was bad. Replaced DC Solenoid, tested valve on and off several times, also checked to make sure zone valve would shut down on a one minute test which it did twice.		\$0.00	\$0.00
2.		Sales	Solenoid	1	\$96.00	\$96.00
3.		Sales	Labor-Technician	1	\$65.00	\$65.00

Total **\$161.00**

Overdue 06/04/2025

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

Invoice 30509



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

DATE	PLEASE PAY	DUE DATE
07/01/2025	\$14,085.25	07/01/2025

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

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Ship to
Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Invoice details
Invoice no.: 30635
Terms: Due on receipt
Invoice date: 07/03/2025
Due date: 07/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 6.19.25 *We found a leak on the Valve on Sunlake Blvd, just south of Night Shade on the northbound side. Valve has been shut off. Leak at Long Lake Ranch Blvd and Nature View has been repaired.			
2.		Sales	Labor-Technician	1.5	\$65.00	\$97.50
Total						\$97.50
Overdue						07/03/2025

INVOICE

RedTree Landscape Systems

5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Breeze Home
1540 International Pkwy, Ste 2000
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 30697
Terms: Due on receipt
Invoice date: 07/15/2025
Due date: 07/15/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 6.7.25 *Sunlake Boulevard monument controller, repairs made on zone 8.			
2.		Sales	Maxi Jet Stakes	7	\$2.50	\$17.50
3.		Sales	Maxi Jet Nozzle	10	\$2.88	\$28.80
4.		Sales	Labor-Technician	2	\$65.00	\$130.00

Total **\$176.30**

Overdue 07/15/2025

INVOICE

RedTree Landscape Systems

5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems

+1 (727) 810-4464

redtreelandscapesystems.com



Bill to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 30756

Terms: Due on receipt

Invoice date: 07/17/2025

Due date: 07/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Branch Removal:	1	\$3,500.00	\$3,500.00

Scope of Work:

*Remove dead hanging branches from
common area trees along.

-Sunlake Boulevard.

-Long Lake Ranch Boulevard.

-Clubhouse area.

*Includes labor, debris disposal,
hauling and dump fees.

Total

\$3,500.00

INVOICE

RedTree Landscape Systems

5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com

**Bill to**

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 30767
Terms: Due on receipt
Invoice date: 07/18/2025
Due date: 07/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Top Choice Application: Scope of Work: *Top Choice application to treat for fire ants at the following areas. -Playground- around and inside. -Dog Park. -Basketball Court Turf Areas. -Field adjacent to Clubhouse. -Foxtail Pool turf. -Along walkway at the large pond at the rear of the Clubhouse.	1	\$5,000.00	\$5,000.00
Total						\$5,000.00

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
+17278422100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

**INVOICE**

BILL TO
Long Lake Ranch CDD
c/o Anchor Stone Management, LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746
United States

INVOICE 33422
DATE 04/22/2025
TERMS Net 45
DUE DATE 06/06/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
04/11/2025	Special Service Agreement	Skimmer Repair Project - Repair two skimmers on the outfall control structures on the west side of the Recreational Lake Service Report Attached	1	815.00	815.00
SUBTOTAL					815.00
TOTAL					815.00
BALANCE DUE					\$815.00

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
+17278422100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

**INVOICE****BILL TO**

Long Lake Ranch CDD
c/o Anchor Stone Management, LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746
United States

INVOICE 33446
DATE 04/25/2025
TERMS Net 45
DUE DATE 06/09/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
04/25/2025	Fountain Inspection & PM Cleaning	Quarterly Fountain Inspection & Cleaning Services Service Report Attached	1	750.00	750.00
SUBTOTAL					750.00
TOTAL					750.00
BALANCE DUE					\$750.00

THANK YOU for choosing Blue Water Aquatics, Inc.!

LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

BILL TO

Long Lake Ranch
Community Development
District
c/o Vesta District Services
250 International
Parkway, Suite 208
Lake Mary, FL 32746

INVOICE # 003436
DATE 07/15/2024
DUE DATE 08/14/2024
TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$4,450,000 Long Lake Ranch Community Development District Capital Improvement Revenue Bonds, Series 2014A-1 and \$5,050,000 Long Lake Ranch Community Development District Capital Improvement Revenue Bonds, Series 2014A-2 – Rebate Requirement Calculation for the period ended June 5, 2024.	650.00
<hr/>	
BALANCE DUE	\$650.00

Thank You For Your Business



Pasco County Fire Rescue

4111 Land O' Lakes Blvd #208, Land O' Lakes, FL 34639

Phone: 813-929-2750

Invoice Date 12/17/2024

Invoice # - 2024006516

Long Lake Ranch Clubhouse c/o Glenn Bower
19037 Long Lake Ranch Blvd
Lutz, FL 33558

Property Description: LONG LAKE RANCH CLUBHOUSE

Location

19037 LONG LAKE RANCH BLVD
Lutz FL 33558

Details

Inspection Type: Annual \ Periodic, Inspection # 14381, Property # 8003672, Address: 19037 LONG LAKE RANCH BLVD Lutz FL 33558 on 12/17/2024

Calculation:

Billing Type Description: Commercial Occupancies 1-15000 Sq. Ft.

Property Fee:\$100.00

Total Fee = \$100.00

Invoice Total: \$100.00

Created By Kathleen Schloss



Pay Online:

<https://payments.eprsys.com/Fire/P/K?linkx=2924915&guid=tmlw>

Payment is due within 30 days

Make checks payable to: Pasco County BOCC.

Mail Payment to: Pasco County Fire Rescue, Attention: Community Risk Reduction, 4111 Land O' Lakes Blvd., Suite 208, Land O' Lakes, FL 34639.

If you have any questions concerning this invoice, contact Community Risk Reduction at (813) 929-2737 or email crr@mypasco.net

AlphaGraphics Tampa Print
4410 W Hillsborough Ave, Ste A
Tampa, FL 33614
813-875-7083
www.agtampa.com



Pay Your Invoice Online

[Click here](#)

Invoice Number: 251527

Bill To:
Anchor Stone Management, LLC
Phone: 407-698-5350
E-Mail: Anna@anchorstonemgt.com

Date: 7/16/25

P.O.:

Taken By: Marilyn
Sales Rep:
Account Type: Cash/Check/CC
Wanted: 7/16/25

Long Lake Ranch Mailer

Quantity	Description	Price
834	Letters. 8.5" x 11" printed double sided full color with bleed. 50# Text Paper Stock	\$ 533.49
834	Mailing Services - Validate and Presort Mailing List, Add Barcode, Insert Letters and remittance envelopes in Envelopes, Check for Match name on letter and name on envelope,	\$ 444.63
834	Seal Envelopes, Deliver to Post Office with documentation Window envelopes - black ink printing	\$ 173.69
834	Return Address: Anchor Stone Management, LLC 255 Primera Boulevard, Suite 160 Lake Mary, FL 32746 Postage	\$ 454.28



alphagraphics

Subtotal	1,606.09
Tax	0.00
Shipping	0.00
Total	1,606.09
Deposit (-)	846.00
Amount Due	\$760.09

PAYMENT TERMS: I understand all charged invoices are payable 30 days after invoice date and that a service fee of 1.5% per month will be added to all past due accounts. In the event payment is not made and account is referred to a collection agency, or if legal action is required I will pay collection and/or attorney's fees resulting from such action.
CHECK ACCEPTANCE POLICY: My signature indicates I understand and authorize AlphaGraphics to electronically debit my account on all dishonored checks plus a processing fee and any applicable taxes.
ALL DISPUTES must be addressed within 30 days of receipt of product. AlphaGraphics cannot research disputes on product older than 30 days.
CREDIT CARD ACCEPTANCE POLICY: Credit card payment may be accepted at the time of sale or within the first 30 days after release of merchandise. Credit card payments exempt from credit card payment without a processing fee.

Signature _____

Time _____

Print Name _____

Date _____

You can view our Privacy Policy at: <https://www.alphagraphics.com/privacy-policy.html>

INVOICE

Number: 7

Anchor Stone Management LLC

255 Primera Boulevard, Suite 160

Lake Mary, FL 32746

info@anchorstonemgt.com

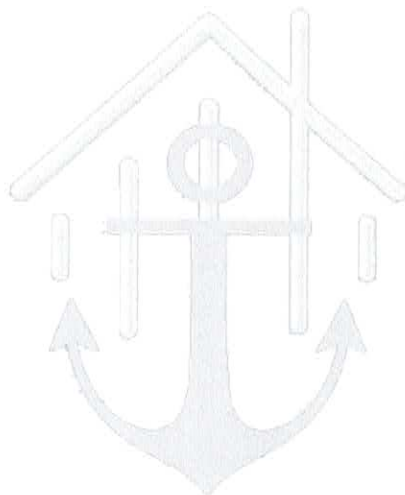
Long Lake Ranch CDD

19037 Long Lake Ranch Blvd

Lutz, FL 33558



DATE	DESCRIPTION	AMOUNT
7/28/2025	Amenity Manager - Salaried (07/14/2025 - 07/27/2025) - Bill	3,327.20
7/28/2025	General Maintenance Attendant - 40 Hours @ \$25/HR (07/14/2025 - 07/27/2025) - Steve	1,000.00
7/28/2025	Seasonal Pool Monitor / Facility Attendant - 45 Hours @ \$25/HR (07/14/2025 - 07/27/2025) - Noah	1,125.00
7/28/2025	Seasonal Pool Monitor / Facility Attendant - 4.5 Hours @ \$25/HR (07/14/2025 - 07/27/2025) - Steve	112.50
7/28/2025	Facility Attendant - 32 Hours @ \$25/HR (07/14/2025 - 07/27/2025) - Lisa	800.00
7/28/2025	Management Fee (07/14/2025 - 07/27/2025)	63.65
TOTAL		6,428.35





Outlook

RE: Time Cards 7/14/2025 — 7/27/2025

From Long Lake Ranch CDD <manager@longlakeranchcdd.com>**Date** Mon 7/28/2025 10:57 AM**To** James Paleveda <James@AnchorstoneMgt.com>

Good morning James. These are the amenity staff hours.

Lisa:

7/19 12:30pm-8:30pm 8
7/20 12:30pm-8:30pm 8
7/26 12:30pm-8:30pm 8
7/27 12:30pm-8:30pm 8 = 32 hours

Steve:

7/14 6:00am-11:00am 5
7/15 6:00am-11:00am 5
7/16 6:00am-10:30am 4.5
7/17 6:00am-11:00am 5
7/19 6:00am- 9:00am 3
7/21 6:00am-11:00am 5
7/22 6:00am-11:00am 5
7/23 6:00am-10:00am 4
7/24 6:00am-10:00am 4
7/25 6:00am-10:00am 4 = 42.5 hours

Noah:

7/14 4:00pm-8:30pm 4.5
7/15 4:00pm-8:30pm 4.5
7/16 4:00pm-8:30pm 4.5
7/17 4:00pm-8:30pm 4.5
7/18 4:00pm-8:30pm 4.5
7/21 4:00pm-8:30pm 4.5
7/22 4:00pm-8:30pm 4.5
7/24 4:00pm-8:30pm 4.5
7/25 4:00pm-8:30pm 4.5
7/26 4:00pm-8:30pm 4.5 = 45 hours

Bill : 80 hours

From: James Paleveda <James@AnchorstoneMgt.com>**Sent:** Monday, July 28, 2025 10:39 AM

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								



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

Invoice **117676**
Date **06/20/2025**

Pay Period Ending **06/30/2025**
Control Number **637-20259**

GROSS WAGES	600.00
SOCIAL SECURITY & MEDICARE	45.90
FEDERAL UNEMPLOYMENT	0.00
STATE UNEMPLOYMENT	0.00
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
NET PAY CREDIT	-184.70
Check Amt Rebate -184.70 Z06911 PELLAN WILLIAM	
SUB-TOTAL ..	511.20
TOTAL INVOICE	511.20

PAID - Ref XXXXXXXXXXXX309 511.20
Do Not Remit Payment

Payment Record as of 06/24/2025 08:52AM
06-20-2025 ACH H117676ACH55 511.20 Ref WFACHR2025061701*0000004



Gross to Net Register

Long Lake Ranch CDD

Payroll # 20259 | Pay Date 06/20/2025 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
Department - *** : ***							
Heidi A Clawson Y06910	06-20-2025	SAL	SALARY	P-1	1.00	200.0000	200.00
	1345763	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
		Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:
200.00		0.00	200.00	0.00	15.30	184.70	
William Pellan Z06911	06-20-2025	SAL	SALARY	P-1	1.00	200.0000	200.00
	61	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
		Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:
200.00		0.00	200.00	0.00	15.30	184.70	
John Twomey R17989	06-20-2025	SAL	SALARY	P-1	1.00	200.0000	200.00
	1345764	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
		Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:
200.00		0.00	200.00	0.00	15.30	184.70	
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:	Net Pay:	
Sub Totals : Department - ***		600.00	0.00	600.00	0.00	45.90	554.10



Gross to Net Register

Long Lake Ranch CDD

Payroll # 20259 | Pay Date 06/20/2025 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
	Gross Pay:	Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
Grand Totals:	600.00	0.00	600.00	0.00		45.90	554.10

637

DPFG

250 International Pkwy
Suite 208
Lake Mary, FL 32746

Invoice No 117676

Invoice Total \$511.20

REGULAR MAIL LIVE CHECKS TO THE EMPLOYEES ADDRESS
NO REPORTS
NO DDA'S

Anthem Park 536, Epperson Ranch 533, Harbor Bay 591
Hawks Point 545, Heritage Harbor 474, Long Lake Ranch 637
Magnolia Park 535, Panther Trace 546, Panther Trace II 540,
Silverado 523, Stonebrier CDD 539,
The District 512, Union Park 525, Waterleaf 528

Client PayRep ieshbellan
Ichevezmendezglobal-637-3-2-0
Page 1

Client ID 637

Long Lake Ranch Community Development District

Should ship via USPS TO Employee

(All Locations)

Invoice No 117676
Invoice Total \$511.20

637 USPSEE Thursday
REGULAR MAIL LIVE CHECKS TO THE EMPLOYEES ADDRESS
NO REPORTS

DPFG
250 International Pkwy
Suite 208
Lake Mary, FL 32746

Special Mail Address for Client ID 637

Long Lake Ranch Community Development District

(All Locations)

Client PayRep ieshbellan
lchevezmendezglobal-637-3-2-0
Page 2



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

Invoice **117676**
Date **06/20/2025**

Pay Period Ending **06/30/2025**
Control Number **637-20259**

GROSS WAGES	600.00
SOCIAL SECURITY & MEDICARE	45.90
FEDERAL UNEMPLOYMENT	0.00
STATE UNEMPLOYMENT	0.00
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
NET PAY CREDIT	-184.70
Check Amt Rebate -184.70 Z06911 PELLAN WILLIAM	
SUB-TOTAL ..	511.20
TOTAL INVOICE	511.20

PAID - Ref	XXXXXXXXXXXX309	511.20
Do Not Remit Payment		



Payroll Register

Long Lake Ranch CDD

Payroll # 20259 | Pay Date 06/20/2025 - Sorted by Department by Employee Name

TOTALS FOR ALL EMPLOYEES

Earnings					Deductions					Paid Time Off				
TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
SALARY U	3.00	6.00	9.00	23.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	Total PTO	0.00	0.00	0.00	0.00
U\$	600.00	1,200.00	1,800.00	4,600.00	FICA - MEDICARE	8.70	17.40	26.10	66.70					
REGULAR (HRS) H	0.00	0.00	0.00	0.00	FICA - OASDI	37.20	74.40	111.60	285.20					
H\$	0.00	0.00	0.00	0.00	Total Deductions	45.90	91.80	137.70	351.90					
Totals H	0.00	0.00	0.00	0.00										
H\$	0.00	0.00	0.00	0.00										
Totals U	3.00	6.00	9.00	23.00										
U\$	600.00	1,200.00	1,800.00	4,600.00										
Net Totals	554.10	1,108.20	1,662.30	4,248.10										

Total Employee Count : 3

EXHIBIT 4.3

RETURN TO AGENDA



**MINUTES OF 08/07/2025 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, 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 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
William Pellan.....	Board of Supervisors, Vice Chairman
George Smith Jr.....	Board of Supervisors, Assistant Secretary
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
John Burkett.....	RedTree Landscape
Pete Lucadano.....	RedTree Landscape
Chuck Burnite.....	GHS Environmental
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 Pellan, Supervisor Smith, Supervisor Thompson, and Supervisor Twomey of the Board of Supervisors. Also present were District Management Staff and Amenity Team members, and the Landscape Team originally present but had left prior to their presentation not being able stay through the voluminous Audience Comments section due to timing and scheduling restraints. The District Counsel, Ms. Sandy, attended via conference.

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

Ms. Thibault reminded attendees that each person would have three minutes to speak and that comments must be limited to Agenda items only at this time.

Ms. Sandy reminded attendees that since this meeting is a budget hearing, any comments specific to the budget should be reserved until that item is addressed.

Audience Members' comments were mainly centered around the following matters: 1) Use of the District's funds for Legal Counsel 2) Board Member's matters and interest 3) Financial Accountability and Use of Assessments 4) Requests for Enforcement and Community Maintenance Improvements.

Ms. Thibault closed the Audience comments until the budget portion and reminded Residents not to interject on non-Agenda items so the meeting could proceed in an orderly fashion.

III. Supervisor Comments

Ms. Thibault moved to Supervisor Comments and suggested that Board members state their names for the record for the Residents.

Supervisor Twomey introduced himself, noting he has served on the Board for six years and lived in the community for about 10½ years.

Supervisor Smith introduced himself, stating he has served on the Board for six years and lived in the community for 10 years.

Chairwoman Clawson, serving her second term, emphasized that Long Lake Ranch is a community and such should be where the Residents should support one another rather than be divided. She noted that in the past, Ms. Morrell requested the Board remove chain-link fence signs she disliked, and the Board complied. She pointed out that Supervisor Thomson has opened the gates on multiple occasions for events such as garage sales and trick-or-treating. She also referenced repeated issues with mowing behind Supervisor Thomson's home that strained relations with the landscaping vendor, leading the Board to restrict contact. Chairwoman Clawson stated the CDD maintains the fences in the area, including utility fencing, at its own cost when Pasco County does not. She reminded Residents that many throughout the community paid premiums for their lots, not only those behind the gates, and asked that Residents better understand the distinction between the HOA and the CDD. She concluded by urging everyone to act as one community.

Supervisor Pellan introduced himself, noting he has served on the Board for about eight years. He emphasized that during the Audience comments the Board remained respectful and asked the Residents to extend the same courtesy so the Board can conduct business. He encouraged greater Resident involvement and attendance at Meetings, noting that decisions are made for the benefit of the entire community, not just specific areas. He also clarified that reserves for roads and sidewalks fall under the HOA, not the CDD.

Supervisor Thomson introduced himself as a Resident of Primrose Estates in his third year on the Board. He thanked Primrose Estates Residents and others for attending, noted his volunteer efforts in the community including water management and litter cleanup, and reiterated support for comments made by the Residents. Additionally, Supervisor Thomson attempted to show a PowerPoint presentation; however, the Board and Ms. Sandy reminded that any presentation by supervisors or others must be submitted in advance and included as an Agenda item.

After brief discussion, the Board made a Motion and decided that any materials from Supervisors must be submitted in advance to be included as an Agenda item.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH FOUR IN FAVOR, Supervisor Thompson Voted Nay, the Board approved requiring all materials and/or presentations being provided by Supervisors under Supervisor Comments or Requests to be submitted to the District Staff ahead of the Meetings and Presented as a part of Agenda package for the Long Lake Ranch Community Development District.

Supervisor Thomson, as part of his comments, noted that both Hillsborough and Pasco County maps indicate the roads and sidewalks within Primrose Estates fall under HOA, not CDD, responsibility. He further referenced the July 2025 approval of \$1,000 in CDD funds to research potential access to the gated Primrose Estates area, and also addressed safety and related concerns along with notes about mailbox signs.

Ms. Thibault noted that many of the items raised, particularly those related to Primrose Estates, were already included on the agenda. The Board then proceeded to the next agenda items.

IV. Professional Vendor Presentations

A. GHS Environmental Aquatic Maintenance Service Report & Discussion of Pond Bank Cutback

Landscape Maintenance Report June 2025

Mr. Burnite presented the Environmental Aquatic Maintenance Services report, noting improvements in grass growth and conditions around Pond 80. He also reported recurring hydrilla issues in Pond 70 and recommended beginning permitting to introduce carp, estimating a cost of \$440 for 2.2 acres. He explained that permitting through Fish and Wildlife could take over 90 days and a barrier would need to be built, so the project would extend into next year. The Board held a brief discussion and agreed the overall aquatic maintenance looked good.

Ms. Thibault noted that the Internet connection had gone out and was being reestablished, which might affect access to the meeting link. She then stated the Board would skip Agenda Item B (Red Tree Landscape) and return to it later and asked Ms. Sandy to begin with the District Counsel report.

B. Red Tree Landscape

Item was not addressed.

C. District Counsel

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

Ms. Sandy reported that the District received a letter of demand from Supervisor Thomson's attorney, noting she cannot communicate Supervisor Thompson on the matters raised in the letter without his attorney being present on the matter due to Florida Bar rules. She outlined her interactions with Deputy Grismer of the Pasco County Sheriff's Office. Ms. Sandy emphasized that Supervisors should not represent to law enforcement, county staff, or others that they are authorized to act on behalf of the District unless explicitly authorized by the Board.

Chairwoman Clawson commented that on July 16th she received three calls and a text within 20 minutes from Deputy Grismer, which all were related to Supervisor Thomson's request. She noted this was disruptive to her work and led to additional follow-up calls. She confirmed with Ms. Sandy that each of the Deputy's calls and related communications incurred charges to the District.

Ms. Thibault clarified for the record that while no lawsuit has been filed, Supervisor Thomson has retained counsel who is making demands on the District. As a result, the District Attorney cannot speak directly with Supervisor Thomson, and any communication from his attorney will require a response from District Counsel, incurring charges to the District.

Ms. Sandy noted that the District has previously had to respond to other matters and allegations brought by Supervisor Thomson before various governing authorities.

Supervisor Twomey asked about legal expenses for the record, and Ms. Thibault confirmed costs are close to \$9,000, and each interaction accrues additional charges. Supervisor Smith questioned Ms. Thibault about the volume of emails and calls related to signage issues, noting a lengthy call involving District Counsel and insurance counsel due to the Demand Letter. Ms. Sandy confirmed her hourly rate is \$305, billed in six-minute increments. Supervisors acknowledged that over \$9,000 in District funds had been spent without specific Board approval. Supervisor Thomson responded that he must continue defending himself against false statements. Ms. Thibault then asked Ms. Sandy about the demand letter's request for video footage, which was specified only as July 2024. She noted this video footage was provided to Deputy Grismer in March 2025 and confirmed that no signage postings have occurred in the past six months.

Ms. Sandy asked the Board to ratify Chairwoman Clawson's prior instruction to Deputy Grismer that the District did not wish to file a claim regarding unauthorized sign postings on District property on or before July 16, 2025, and sought confirmation that the Board was comfortable with that action.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH FOUR IN FAVOR, Supervisor Thompson OPPOSED, the Board ratified the Chair's instruction to Pasco County Sheriff's Deputy Grismer that the Long Lake Ranch Community Development District did not want to file claim(s) related to unauthorized sign postings on District property on or before July 16 2025 case for the Long Lake Ranch Community Development District.

❖ Presentation of Legal Bill Related to Supervisors Approaching Authorities on Behalf of the District

Ms. Sandy reported that the total amount of the bill was \$183.00.

❖ Consideration for Adoption Resolution 2025-12, Policy Posting the Governing of Signage

Ms. Sandy presented Resolution 2025-12, Policy Governing the Posting of Signage. The policy would formalize existing direction requiring Board, District Manager, or Amenity Manager consent before signs may be posted on common areas, and any unauthorized signs would be removed by staff during regular contracted hours. She emphasized that as a governmental entity, the District cannot restrict signage based on content, though parameters such as size and safety may be considered. Alternatively, the Board could adopt a policy prohibiting all signage.

After discussion, the Board made a Motion to adopt Resolution 2025-12, Policy Governing the Posting of Signage.

On a MOTION by Supervisor Pellan, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR the Board approved the Resolution 2025-12 - Policy Posting the Governing of Signage for the Long Lake Ranch Community Development District.

❖ **Discussion of Supervisors Interacting on Personal Time in Light of Florida Sunshine Statute**

Ms. Sandy reviewed Sunshine Law requirements, explaining that if two Board Members discuss District business likely to come before the Board, it must occur at a publicly noticed Meeting. She clarified that personal conversations among Supervisors are permitted, but District business cannot be discussed outside of a public Meeting.

❖ **Presentation & Discussion of Access to Primrose Estates**

Ms. Sandy confirmed that District access to the gated portions within Primrose Estates is for the limited purposes of maintaining, repairing, restoring, landscaping, and/or providing the District's surface water management system, with easement rights granted through the declaration of covenants. While some District ponds allow recreational use such as fishing, she found no intent or authorization for recreational use of the Primrose Estates ponds and confirmed that access would not be permitted for that purpose.

❖ **Discussion of Transition Status**

Ms. Sandy reported that the District's FY 2024 Audit has been completed and submitted to the state. She confirmed the Separation Agreement approved at the last Meeting has been signed, and the final payment to Kai has been sent, with confirmation of receipt pending. She noted the transition is effectively complete, with the Agreement allowing future contact if needed.

V. Business Items

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

1. Open the Public Hearing

The Board agreed to proceed with the FY 2025–2026 Operating Budget hearing and made a motion to open the Public Hearing.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR the Board approved to Open Public Hearing on the FY 2025-2026 Operating Budget for the Long Lake Ranch Community Development District.

2. Notice of Publication July 18, 2025 & July 25, 2025

Ms. Thibault noted that the notice of publication from July 18 and July 25, 2025, was included in the Agenda package, and then moved to the presentation of the FY 2025–2026 Budget.

3. Presentation of the FY 2025-2026 Budget

Ms. Thibault presented the FY 2025–2026 budget, totaling \$1,635,231, with 21% allocated to Reserves, 12% to utilities, 15% to amenity maintenance, 36% to community maintenance, and smaller percentages to other categories. She emphasized that funding of the Reserves, while not required, remains the Board's priority and confirmed the District's Reserves are funded. Chairwoman Clawson clarified that the extra assessment mentioned by a Resident relates to the HOA, not the CDD. Ms. Thibault then reviewed line items identifying those with decrease and increase. She confirmed the budget details are available in the Agenda package.

Ms. Thibault noted she is available to meet with anyone who has questions about the budget and then opened the floor for public comments on the FY 2025–2026 budget.

4. Public Comments on the FY 2025-2026 Budget

Audience member Christine Morrell, 18281 Roseate Dr., asked about the availability of financials on the website. Ms. Thibault responded that financials are included in the monthly agenda package. Ms. Morrell asked about "enforcement of special adjustments," referencing \$350,000. Ms. Thibault clarified that in the CDD, the correct term is "special assessments," which are not the same as HOA special assessments but rather the ongoing assessments collected through the non-ad valorem portion of the tax bill.

Audience member Lennie Pici, 1920 Fox Grape Loop, asked about the landscape budget. Ms. Thibault responded that landscaping falls under community maintenance, with the total at \$595,673, and confirmed the total landscape maintenance contract is \$180,920 billed monthly.

5. Close the Public Hearing

With no further audience questions, the Board made a Motion to close the Public Hearing.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH ALL IN FAVOR the Board approved to Close Public Hearing on the FY 2025-2026 Operating Budget for the Long Lake Ranch Community Development District.

B. Consideration for Adoption of Resolution 2025-10; Annual Appropriation Resolution & Adopting the FY 2025-2026 Budget

The Board considered Resolution 2025-10, the Annual Appropriation Resolution adopting the FY 2025–2026 budget. Chairwoman Clawson pointed to three corrections required in the Statement 3 descriptions. Ms. Thibault confirmed these updates would be made before publication.

The Board made a Motion to adopt Resolution 2025-10, Annual Appropriation Resolution, thereby adopting the FY 2025–2026 Budget.

On a MOTION by Supervisor Twomey, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR the Board adopted Resolution 2025-10; Annual Appropriation Resolution & the FY 2025-2026 Budget for the Long Lake Ranch Community Development District.

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

1. Open the Public Hearing

Ms. Thibault introduced the Public Hearing on the FY 2025–2026 Levying of O&M Assessments, explaining these are the assessments shown on the Residents' tax bills. The Board proceeded with a Motion to open the Public Hearing.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR the Board approved to Open Public Hearing on the FY 2025-2026 Levying of O&M Assessments for the Long Lake Ranch Community Development District.

2. Presentation of the FY 2025-2026 Assessments

Ms. Thibault presented the FY 2025–2026 Assessments, noting a 1.8% increase, ranging from \$43.52 to \$56.30 annually depending on the lot, to fund the newly adopted budget.

3. Public Comments on the FY 2025-2026 Assessments

Ms. Thibault asked if there were any audience questions or comments regarding the FY 2025–2026 assessments, and none were made.

4. Close the Public Hearing

After considering Resolution 2025-11, and with no public comments on the FY 2025-2026 assessments, the Board proceeded to close the public hearing for the FY 2025-2026 Levying of O&M Assessments.

On a MOTION by Supervisor Twomey, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR the Board approved to Close Public Hearing on the FY 2025-2026 Levying of O&M Assessments for the Long Lake Ranch Community Development District.

D. Consideration for Adoption Resolution 2025-11; Providing for the Collection & Enforcement of Special Assessments for the Funding of the FY 2025-2026 Budget

Ms. Thibault presented Resolution 2025-11 to the Board within the presentation of the FY 2025-2026 assessments. As there were no audience comments or questions, the Board proceeded with a motion to adopt Resolution 2025-11.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Thompson, WITH ALL IN FAVOR the Board adopted Resolution 2025-11 - Providing for the Collection & Enforcement of Special Assessments for the Funding of the FY 2025-2026 Budget for the Long Lake Ranch Community Development District.

VI. Amenity General Manager & Field Manager

❖ **Fence Repairs – Advanced Fence - Black Chain Fence Around Tennis Court & Fence Repair Behind Resident Home - \$1,625**

Mr. York presented fence repair proposals from Advanced Fence, including the tennis court fence and property line fence along Sunlake Blvd., combined into one package, plus a separate estimate for Nightshade. The Board discussed whether the costs could be covered by insurance and requested verification of documentation and warranty details.

On a MOTION by Supervisor Pellan, SECONDED by Supervisor Thompson, WITH ALL IN FAVOR the Board approved Fence Repairs for the three sections of fence with pending Warranty details confirmation, all in the amount Not To Exceed \$2,500 for the Long Lake Ranch Community Development District.

❖ **Discussion of Pool Surface Repairs – Pool Doctor**

Ms. Thibault and Mr. York presented proposals from Pool Doctor for pool surface repairs: \$1,300 for the main pool and \$2,600 for the Foxtail pool. After discussing warranty coverage, the Board approved repairs to the main pool for \$1,300 and requested an additional proposal before proceeding with the Foxtail pool repairs.

❖ **Consideration of Proposal for Pool Repair – Filter Cart Grid - \$2,860.00**

Ms. Thibault presented for ratification the proposal for a pool repair – filter cart grid in the amount of \$2,860.

On a MOTION by Supervisor Pellan, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR the Board approved Proposal for Pool Repair – Filter Cart Grid - \$2,860.00 for the Long Lake Ranch Community Development District.

❖ **Ratification of Cooper Pool Proposal - \$1,376**

Ms. Thibault presented for ratification the Cooper Pool proposal in the amount of \$1,376.

On a MOTION by Supervisor Pellan, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR the Board approved the Ratification of Cooper Pool Proposal - \$1,376.00 for the Long Lake Ranch Community Development District.

❖ **Discussion of Fencing in the Basketball Court**

Chairwoman Clawson requested the item, noting nightly use of the court and pointing out that other community amenities are fenced. After a discussion, the Board directed Mr. York to obtain proposals for fencing the basketball court with a locked security entry.

❖ **Discussion of a Sign Audit**

Ms. Thibault introduced the discussion of a sign audit. After consideration, the Board agreed to conduct an internal review of all CDD signs for repair and replacement. Chairwoman Clawson also noted that the Grandview and Nightshade signs should be replaced by Pasco County.

❖ **Discussion of Towing in Foxtail – Street Parking & Visitor Spots**

Ms. Thibault introduced the discussion of towing in Foxtail and Street parking and visitor spots. The Board agreed to review the towing company contract and update the towing policy with Ms. Sandy's assistance. Chairwoman Clawson added that residents should be sent the updated policy for review, along with notice of the date it will take effect. The Board planned for the email to be sent the day after August 7th and again on the following Sunday, advising Residents that towing enforcement would begin on Monday, August 11th.

❖ **Presentation & Discussion of Task List**

Ms. Thibault introduced the presentation and discussion of the Task List, explaining it is created monthly to provide Residents transparency on Board and staff activities. She noted Audience comments or suggestions for items may be considered at the appropriate time, and completed tasks will be removed going forward.

259 **VII. Financial Administrative Matters**

260 **A. Consideration for Acceptance of June 2025 Unaudited Financial Statements**

261 Ms. Thibault presented the June 2025 Unaudited Financial Statements, noting \$1,581,574 in reserves and an overall
262 favorable budget trend. She highlighted \$287,256 established for projects and a three-month operating reserve of
263 \$210,242. In response to questions, she confirmed the July tennis payment was received and will appear in July financials,
264 while August payment had not yet been received. Supervisor Smith asked audience members supporting tennis coach
265 Mr. Chow what they believed was a fair hourly rate he should pay the District, given his \$25 per hour lesson fee.

266 Ms. Thibault asked if there were any further questions on the June 2025 Unaudited Financial Statements; none were
267 raised. She clarified that a \$300,000 item was part of the transfer to reserves and confirmed that \$67,000 had been moved
268 as previously discussed.

269 On a MOTION by Supervisor Twomey, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR the Board
270 accepted the June 2025 Unaudited Financial Statements for the Long Lake Ranch Community Development District.

271 **Consideration for Acceptance of May 2025 Unaudited Financial Statements (included in the June 2025**
272 **Statements)**

273 Consideration for acceptance of the May 2025 unaudited financial statements, included with the June 2025
274 statements, was discussed under Acceptance of June 2025 Unaudited Financial Statements which were accepted by a
275 Motion unanimously.

276 **B. Presentation of Check Details for June 2025**

277 Ms. Thibault presented the Check Details for June 2025. In response to Supervisor Smith's inquiry, Ms. Thibault
278 noted some bills are received after the month in which the service was rendered. The Board had no questions, though
279 Supervisor Smith noted that the water bill is unusually high.

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

281 Ms. Thibault presented the Minutes of the July 7, 2025 Regular meeting for approval, noting prior comments had
282 been addressed. Supervisor Pellan identified one correction, changing Supervisor Smith's title from Vice Chairman. With
283 that amendment, the Board made and approved a Motion to accept the July Minutes.

284 On a MOTION by Supervisor Pellan, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR the Board
285 approved the Minutes of the Board of Supervisors Regular Meeting Held on July 7, 2025, with a correction of Supervisor
286 Smith's title, for the Long Lake Ranch Community Development District.

287 **VIII. Other Introduced Items**

288 **A. Discussion of Monument at the Corner of 54 & Sunlake**

289 The Board discussed the monument at the corner of 54 and Sunlake. Chairwoman Clawson raised concerns about
290 ownership of the parcel, noting that HCA has begun construction of an Emergency Room on the adjacent property and
291 questioning potential impacts. Ms. Sandy confirmed the District does not own the land but the landowner appeared to
292 have a signage easement agreement with the developer, with further rights to be verified. The Board acknowledged the
293 District maintains landscaping at the site, discussed Pasco County's strict signage rules, and noted predictions that the
294 monument will likely remain in place.

295 **B. Legal Counsel - Presentation of Legal Bill Related to Supervisors Approaching Authorities on Behalf of the**
296 **District**

297 Ms. Thibault noted that this matter had already been discussed and added that Ms. Sandy had been on vacation,
298 which accounted for the timing of the documents. She emphasized that upon returning, Ms. Sandy promptly advanced
299 all necessary documents and even worked late the prior evening to ensure the Board had everything needed for the
300 meeting, thanking her for her efforts.

301 **C. Legal Counsel - Consideration for Adoption Resolution 2025-12, Policy Posting the Governing of Signage**

302 This item was discussed and adopted as part of District Counsel presentation section.

D. Legal Counsel - Presentation & Discussion of Access to Primrose Estates

This item was discussed as part of District Counsel presentation section.

E. Consideration for Acceptance the FY 2024 Audited Annual Financial Report

Ms. Thibault presented the FY 2024 Audited Annual Financial Report, noting a clean audit opinion and reserves of \$1,224,000 at the end of 2024, increasing to \$1.5 million in 2025 with a \$300,000 transfer and accrued interest. Supervisor Pellan inquired about interest rates, and Ms. Thibault confirmed they are 3.75%. After discussion, the Board approved a motion to accept the FY 2024 Audited Annual Financial Report.

On a MOTION by Supervisor Smith, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR the Board accepted the Audited Annual Financial Report of the Fiscal Year 2024 for the Long Lake Ranch Community Development District.

IX. Staff Reports

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

Ms. Thibault emphasized that Anchor Stone team members are management staff, not District employees, and all communication should go through her rather than Supervisors giving direct instructions. She praised the Anchor Stone team as one of the best the District has had in recent years and asked if the Board had any questions. No questions were asked.

B. District Engineer

Ms. Thibault informed the Board that the District Engineer was not present.

Chairwoman Clawson asked about discussing bike racks from the previous meeting, believing it was on the Agenda. Ms. Thibault clarified that the topic is included in the Task List. The Board then held a brief discussion summarizing the options and decisions previously considered regarding bike racks. Chairwoman Clawson clarified that per EGIS, the insurance provider, there must be clear signage regarding the bike racks. Additionally, Chairwoman Clawson questioned the water fountains to which Mr. York reported ability to install one received previously but at Foxtail.

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

Ms. Thibault opened the floor to audience comments for any new business. The conversation centered around the following items:

Unauthorized fishing at ponds and posting of signs was addressed to the Board. Conversation followed by discussion of the maintenance of the black chain link fence and other fences being able to be accessed by the Staff for maintenance.

Additionally, bike racks at bus stop at Primrose Estates Entrance were discussed and Management team was directed to investigate pricing and options for installing bike racks at that location it being under the CDD management.

Ms. Thibault thanked everyone for their comments, and the Board then moved on to the next agenda item: Supervisor Requests.

XI. Supervisor Requests

A. Supervisor Thompson

Supervisor Thompson raised concerns about setting a precedent for covering legal costs, referencing a past gas line request. The Board then discussed his comments.

Chairwoman Clawson addressed the recent accusations made against her, stating that the claims of abuse were untrue. She further noted that no evidence of misconduct or abuse was found.

Supervisor Smith stated that over the past month and a half Ms. Thibault has had to respond to a large volume of repetitive emails on the same issue and that her time should be compensated. He suggested a one-time fee and noted the Board may consider a per-email cost going forward.

Ms. Thibault stated that the Board adopted a signage policy requiring prior District approval for any posted signs and that unauthorized signs will be removed. She added the District will not pursue criminal mischief charges and that the most severe consequence could be suspension of amenity privileges. She stated the signage matter is resolved, she will no longer respond to emails on this issue, and any future disputes should be handled through counsel.

Supervisor Twomey requested an independent irrigation company to perform a review of the District's system.

XII. Adjournment

After all discussions were concluded, the Board moved forward with a Motion to adjourn the Meeting.

On a MOTION by Supervisor Pellán, SECONDED by Supervisor Smith, 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 4.4

RETURN TO AGENDA



RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025-2026 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025-2026 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Comp. Exhibit A: Fiscal Year 2025-2026 Annual Meeting Schedule

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of the Long Lake Ranch Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the Long Lake Ranch CDD, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558 at 6:00 p.m. unless otherwise indicated as follows:

Thursday, October 2, 2025
Thursday, November 6, 2025
Thursday, December 4, 2025
Thursday, January 1, 2026
Thursday, February 5, 2026
Thursday, March 5, 2026
Thursday, April 2, 2026
Thursday, May 7, 2026
Thursday, June 4, 2026
Thursday, July 2, 2026
Thursday, August 6, 2026
Thursday, September 3, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Patricia Thibault, Anchor Stone Management, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746 or by calling 407-698-5350 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at the above number at least 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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.

District Manager

EXHIBIT 5

RETURN TO AGENDA



Long
Lake
Ranch
USA



Supervisor Twomey motivated having CDD volunteers do CDD tasks.

Supervisor Thompson became the CDD Board liaison for CDD volunteers.

When Mr. Thompson was our HOA's

Spirit Committee chairperson the Spirit Committee had the maximum allowed fifteen (15) residents.

Supervisor Thompson motivated a total of twenty (20) residents to become CDD volunteers.





Nov 7, 2023

Long Lake Ranch Blvd Glass Litter





If the CDD staff we had at that time picked up the glass and knife; CDD volunteers could not have picked them up.



May 22, 2024 at 10:07:54 AM









May 26, 2023 at 9:06:09 AM



May 3, 2024 at 10:15:28 AM





Foxtail before and after CDD volunteer toilet cleaning.





Apr 11, 2023 at 11:26:17 AM



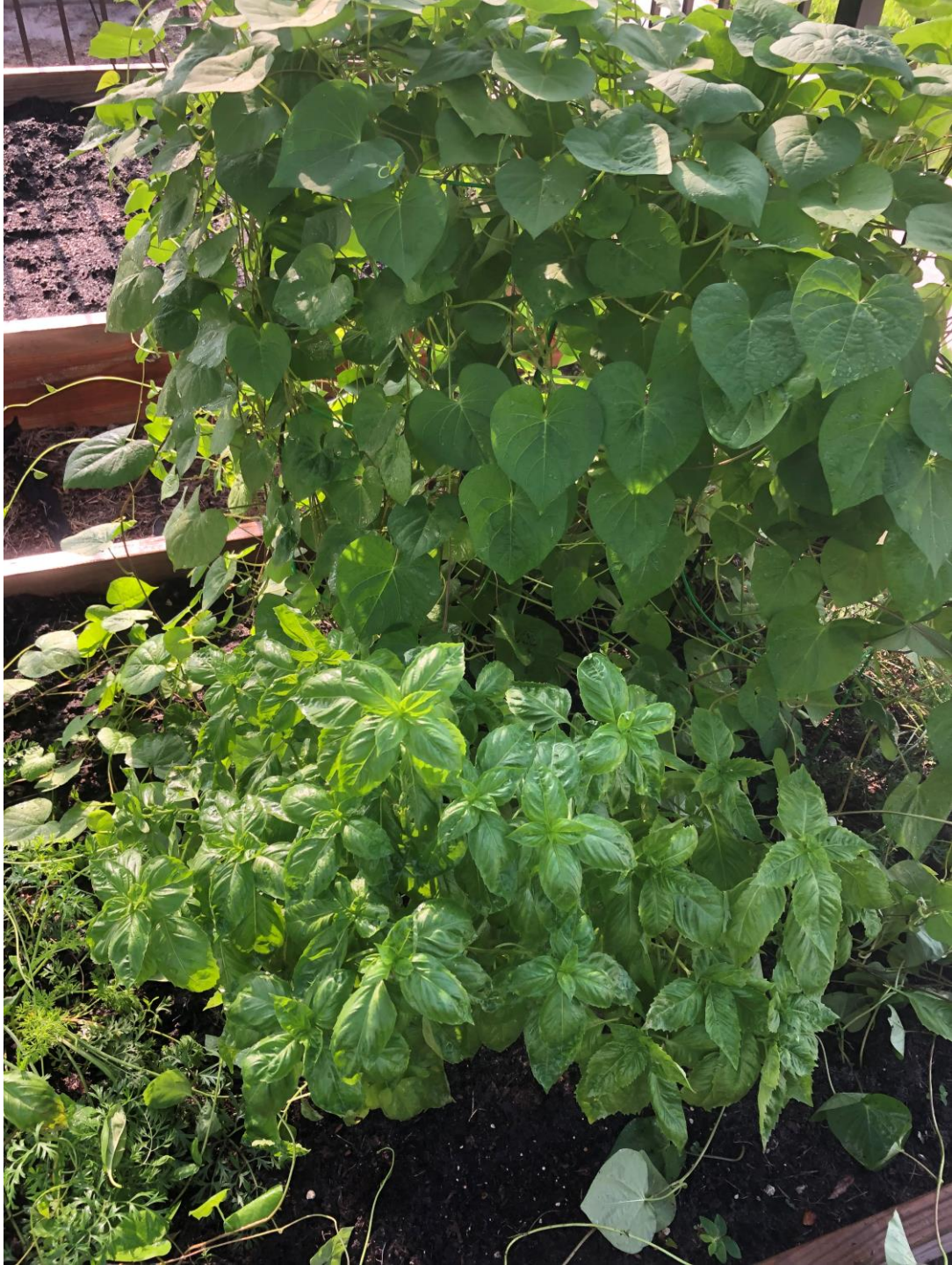
Apr 11, 2023 at 11:36:00 AM

Supervisor **Clawson** suggested
CDD volunteers should take care of
our CDD community garden.

Our CDD garden is educational.

Which crops will grow in our area?

Children could harvest
cherry tomatoes and carrots.



Supervisor Smith made a motion to **stop**
providing workers' compensation insurance
for CDD volunteers.

The outcome is
no more CDD volunteers.

Before with volunteers:

Workers' compensation cost \$ 800

Supervisor Thompson volunteer -\$2,400

CDD savings = \$1,600

Plus, completed volunteer tasks

After **Supervisor Smith's motion = NO** volunteers

Workers' compensation cost \$ 0

Supervisor Thompson not volunteer +\$2,400

CDD cost = \$2,400

No completed volunteer tasks

Long
Lake
Ranch
USA





LONG LAKE
RANCH