

Long Lake Ranch

COMMUNITY DEVELOPMENT DISTRICT



ADVANCE MEETING PACKAGE

DATE / TIME:

Thursday, October 2, 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, October 2, 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 Agenda package 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, October 2, 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. Johnson Engineering – Discussion of Sidewalk Puddling

[EXHIBIT 1](#)

B. GHS Environmental Aquatic Maintenance

1. Aquatic Maintenance Log – 09.24.2025

[EXHIBIT 2](#)

C. Red Tree Landscape –

1. Landscape Maintenance Report - September 2025

[EXHIBIT 3](#)

2. Landscape Irrigation Report – September 2025

[EXHIBIT 4](#)

3. Discussion & Assessment of Drip Line Project

❖ Phase 1 – Drip Line Project - \$48,000

[EXHIBIT 5.1](#)

❖ Phase 2 – Drip Line Project - \$36,000

[EXHIBIT 5.2](#)

❖ Phase 3 – Drip Line Project - \$36,000

[EXHIBIT 5.3](#)

4. Consideration of Anchor Stone Drip Line Irrigation Project Inspection - \$850.00

[EXHIBIT 6](#)

5. Consideration of Red Tree Landscape Enhancement Proposal - Replacement of Muhly Grass on Long Lake Ranch Blvd. \$5,225.00

[EXHIBIT 7.0](#)



6. Discussion of Monthly Approval of Irrigation Repairs

- ❖ Invoice 30907 - Woodline Cutback Rear of 18555 Roseate Drive - \$1,800. [EXHIBIT 7.1](#)
- ❖ Invoice 30909 – Tree Removal at 1900 Moorhaven Way - on the side of the home - \$500 [EXHIBIT 7.2](#)
- ❖ Invoice 30910 - Tree Removal Behind 1900 Moorhaven Way - \$1,650 [EXHIBIT 7.3](#)
- ❖ Invoice 30920 - Irrigation Repairs 07.30.2025 - \$275 [EXHIBIT 7.4](#)
- ❖ Invoice 30933 - Irrigation Repairs on 07.10.2025 - \$75.64 [EXHIBIT 7.5](#)
- ❖ Invoice 31483 – Irrigation Repairs on 09.02.2025 - \$28.50 [EXHIBIT 7.6](#)
- ❖ Invoice 31484 – Irrigation Repairs on 09.02.2025 - \$49.50 [EXHIBIT 7.7](#)
- ❖ Invoice 31485 – Irrigation Repairs on 09.02.2025 - \$148 [EXHIBIT 7.8](#)
- ❖ Invoice 31486 – Irrigation Repairs on 09.02.2025 - \$39 [EXHIBIT 7.9](#)
- ❖ Invoice 31488 – Irrigation Repairs on 09.08.2025 - \$167.26 [EXHIBIT 7.10](#)
- ❖ Invoice 31489 – Irrigation Repairs on 09.09.2025 - \$229.88 [EXHIBIT 7.11](#)
- ❖ Invoice 31490 – Irrigation Repairs on 09.02.2025 - \$75.62 [EXHIBIT 7.12](#)

D. **District Counsel - Discussion of Towing Policy & Agreement** [EXHIBIT 8](#)

V. **Amenity General Manager & Field Manager**

- A. Presentation for Discussion - Field Task List [EXHIBIT 9.1](#)
- B. Consideration of Proposal from Air Force 1 - \$245 [EXHIBIT 9.2](#)
- C. Discussion of Pool Hours

VI. **Financial & Administrative Matters**

- A. Consideration for Acceptance of July 2025 Unaudited Financial Statements [EXHIBIT 10](#)
- B. Presentation of Check Details for July 2025 [EXHIBIT 11](#)
- C. Consideration for Acceptance of August 2025 Unaudited Financial Statements [EXHIBIT 12](#)
- D. Presentation of Check Details for August 2025 [EXHIBIT 13](#)
- E. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 7, 2025 [EXHIBIT 14](#)
- F. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held September 4, 2025 [EXHIBIT 15](#)



VII. Staff Reports

- A. District Manager
- B. District Engineer

VIII. Other Introduced Items

- A. Estimate for Fountain #2 Control Box Replacement - \$524.15

[**EXHIBIT 16**](#)

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

X. 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 – CDD Volunteers

XI. Adjournment



EXHIBIT 1

RETURN TO AGENDA



RE: Long Lake Ranch / Sidewalk Ponding Analysis - Urgent Read Please

From Charles Reed <crr@johnsoneng.com>

Date Tue 9/9/2025 3:15 PM

To Patricia Thibault <Patricia@AnchorstoneMgt.com>; hclawson20 <hclawson20@gmail.com>

Cc Joe O'Reilly <Joe@AnchorstoneMgt.com>; Long Lake Ranch CDD <manager@longlakeranchcdd.com>; crr <crr@johnsoneng.com>

Hey Patricia,

I visited the site today (9/9/25) and offer the following observations and pictures for discussion:

1. The sidewalk cross-slope flows toward the pond; that's a good thing.



2. **The sod on the pondside is holding back the water from draining off the sidewalk.**
 - a. A skid steer could be used to cut the high edges down so the water will drain into the pond.
 - b. The sod along the pondside needs to be lower than the edge of pavement for the sidewalk, then resod it.
 - c. Floratam sod is bad about thatching up high along edge of pavements holding water.



3. **The sidewalk was noticeably more wet behind the residence at 19367 Long Lake Ranch Blvd.**
- a. I walked around this property, and the grass was very saturated in the front and back yard.
 - b. This is the only property that was saturated, and the sidewalk is flooding right behind this house.
 - c. Are they overwatering their yard leading to additional water being on the sidewalk?



Let me know if you have any questions or comments.

Thanks,

Charles R. Reed

Project Manager

JOHNSON

ENGINEERING

— An Apex Company —

5909 Breckenridge Parkway, Suite E

Tampa, FL 33610

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Cell Phone: (813) 772-4029

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We think it would be beneficial if you did an onsite review

Thanks for asking !!!!

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I will review today and offer feedback by the end of today or first thing tomorrow. Do you want me to perform a field review or go with the information provided in the attachments regarding the sidewalk sloping towards the pond?

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Subject: [EXT] Long Lake Ranch Needs an Analysis - Urgent Read Please

Importance: High

CAUTION

Good Afternoon Charles

Please find attached a scope of work for a drainage project to be completed by Finn Outdoor.

Please also find attached an email response from Finn Outdoor as to the standing water.

The District is requesting your review of the scope , the email explanation of Finn Outdoor and your onsite observations as to the overall matter.

If you could please advise as to your time to review the matter we would be so very appreciative.

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Hey Patricia,

These are great questions. Please see my responses to your questions/comments below:

1. Do you think you could advise in the document what a skid steer is?

- a. The picture below is a skid steer that the contractor will most likely use to regrade the pond bank to make the water flow again.



2. Also, do you think the contractor is at fault - how do we get to that determination.

- a. I don't think the contractor is at fault. Everything probably drained perfectly when it was first constructed, but this type of sod is known for thatching and has now grown higher than the sidewalk. I recommend we find a vendor that will scrape out the existing sod, cut down 3" from the outside of path (so the top of the new sod is just lower than the path edge and water can sheet flow over it.) hold a 1:6 for 2', then slope down at a 3:1 or 4:1 until you daylight on the existing slope.

3. As to the watering from the yard - how can we mitigate that impact as we certainly can't tell the resident to not water his nicely green yard - some sort of swale - I don't know just throwing out ideas that may or may not stick !

- a. Someone might want to let the resident know that if you have dollar weed in a St. Augustine you are watering it too much. No further action will be needed once we have a vendor regrade the pond bank.

Let me know if you have any further questions or comments.

Thanks,

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WOW thanks for the expedited service

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EXHIBIT 2

RETURN TO AGENDA



**LONG LAKE
RANCH**



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

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

Actions Required At Time of Inspection

G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, 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)
W = Treated Woody Vegetation (ie. primrose willow, Carolina willow, wax myrtle, rattlebox)

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

Service Date	2025																												Field Notes
	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90			
1/9/2025																											Field check.		
1/24/2025																											Field check.		
1/28/2025	T, SM,*	T	T	T	T	T	T	T	T	T	T	T	T, G	T	T	T	T	T	T	T, G	T	T, G	T	T	T	T	Trash pickup all ponds. *Email coordination with W. Hughes regarding broken skimmers on Big Lake control structures.		
2/3/2025	G																												
2/13/2025																											Field check.		
2/26/2025	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.		
2/27/2025	*																							*		Placed order for delivery of grass carp for Big Lake and Pond 80. Availibilty and delivery for 12"-14" fish scheduled for April.			
3/7/2025																											Field check.		
3/12/2025																											Field check.		
3/18/2025																											Field check.		
3/25/2025		G	G			G	G, T	G	L	L	G	G					G									G			
4/2/2025	G						T	T														G					Removed roof shingles exposed from water level drop on FPM 7, 7A.		
4/17/2025														G	G			G							G	G			
4/25/2025		T	T								T	T	T		T		T			T			T						
4/28/2025	T			T	T	T	T	T	T	T				T		T		T	T		T	T		T	T	T			
4/30/2025	*																							*			* Coordination with fish vendor. 12" - 14" grass carp are available and scheduled for delivery on May 2, 2025.		
5/2/2025	*																							*			Installed 37 grass carp into Pond 80 and 343 grass carp into the Big Lake. Grass carp were 12"-14".		
5/9/2025																								M			Mowed perimter of Pond 80 to reduce wax mrytle and overgrowth along the edge.		
5/13/2025	M																			M			M		M	M	Mowed edges to reduce overgrowth.		
5/19/2025	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds. Still finding shingles in ponds from hurricanes as water levels drop.		
5/28/2025																											Field check.		
6/6/2025																								*			* Email coordination with P. Thibault concerning resident email on Pond 70.		
6/12/2025												G	G				G												
6/13/2025											L					L								L, S					
6/26/2025	G																			G			G						
6/30/2025	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.		
7/1/2025																									*		*Email coordination with P. Thibault, J. O'Reilly and B. Pellan on treating vegetation and lilies on north end/neck of Pond 90.		
7/2/2025								L, G	L					L										L		L	Water lily reduction.		
7/7/2025	M													M		M		M	M					M		M	Brushcut wax mrytles and Carolina willow popping up along pond edge, boardwalk.		
7/8/2025																								S		S	Hydrilla treatments. Phone coordination with B. York. Attended CDD meeting.		
7/14/2025																											Field meeting with J. Burkett, B. York and J. O'Reilly to review pond edges and delineation of mowing.		
7/17/2025							L		L	L														S	S, L		Hydrilla treatments and water lily reduction.		
7/22/2025																											Field check.		
7/28/2025									M																		Mowed edge of FPM 9 to reset maintenance line to the original planting zone.		
7/31/2025	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.		
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.
9/3/2025		T	T							T	T	T		T		T			T		W	T	W				Manual removal of primrose willow, wax mrytle and Carolina willow from littoral zones.
9/4/2025				W																							Removed rattlebox from littoral zone.
9/16/2025																											Field Check.
9/24/2025	T			T	T	T	T, L	T	T	T					T, L					W, T	T	L			L		

EXHIBIT 3

RETURN TO AGENDA



**LONG LAKE
RANCH**



LONG LAKE RANCH CDD

LANDSCAPE MAINTENANCE REPORT:

September 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, and extra detail crews were sent throughout the month.
- Green space areas – trash removed.
- Per supervisor direction cutback 150 Muhly Grass on Long Lake Ranch Blvd at the entrance at Feather Grass and Weather Vane.

Irrigation Service

- Irrigation system was monitored with minor repairs and adjustments made as needed.
- Repaired a main line break.
- Resubmitting 3 proposals.

Pest Control/Fertilization

- Retreated the Fakahatchee grass for spider mites through out property.

Landscape / Arborcare

- New annuals were installed.

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 4

RETURN TO AGENDA





September Inspection 2025

Date: Sep 02, 2025 2:01 pm
Inspector: Norbet Webb

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Site	
Name	Long Lake Ranch CDD
Address	Long Lake Ranch Boulevard
City	Lutz
ST	Florida
Zip	33558

Controller	
Name	2144 Sunlake Blvd
Location	
Model	
Modules	17
Controller ID	150317

Water Days as of Sep 02, 2025	
Program A	Thur
Program B	Tue , Thur
Program C	Wed , Sat
Program D	Mon , Wed , Fri

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Open	Pass										
2	Maxijet- by sign, annuals	Pass						4				
3	D	Pass										
4	D	Pass										
5	D	Pass										
6	D	Pass										
7	B	Pass										
8	Maxijet- Entrances and roundabout,	Pass										
9	D-bot	Pass										
10	R- pool	Pass										
11	S- pool	Pass										
12	D-pool	Pass										
13	R- Maintenance shed	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14		Pass										
15		Pass										
16		Pass										
17		Pass										
18		Pass										
19		Pass										
20		Pass										
21		Pass										
22		Pass										
23		Pass										
24		Pass										
25		Pass										
26		Pass										
27		Pass										
28		Pass										
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										



September Inspection 2025

Date: Sep 02, 2025 12:22 pm
Inspector: Norbet Webb

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Site	
Name	Long Lake Ranch CDD
Address	Long Lake Ranch Boulevard
City	Lutz
ST	Florida
Zip	33558

Controller	
Name	19042 Long Lake Ranch Blvd
Location	
Model	
Modules	49
Controller ID	150284

Water Days as of Sep 02, 2025	
Program A	Sun , Mon , Wed , Fri , Sat
Program B	Sun , Mon , Wed , Fri
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	BOTS- Primrose & Peppergrass	Pass										
2		Pass										
3	D- All flowers from Sunlake Blvd to	Pass						4				
4	D- North and east side of roundabout	Pass										
5	NA	Pass										
6		Pass										
7		Pass										
8		Pass										
9		Pass										
10		Pass										
11	NA	Pass										
12	NA	Pass										
13		Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	NA	Pass										
15	D-off	Pass										
16	D-off	Pass										
17		Pass										
18		Pass										
19		Pass										
20	D-off	Pass										
21	D-off	Pass										
22	Bot -annuals	Pass										
23		Pass										
24		Pass										
25		Pass										
26	D-Bot annuals	Pass						3				
27		Pass										
28		Pass										
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										
36		Pass										
37		Pass										
38		Pass										
39		Pass										



September Inspection 2025

Date: Sep 02, 2025 8:54 am
Inspector: Norbet Webb

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Site	
Name	Long Lake Ranch CDD
Address	Long Lake Ranch Boulevard
City	Lutz
ST	Florida
Zip	33558

Controller	
Name	Clubhouse
Location	
Model	
Modules	30
Controller ID	145524

Water Days as of Sep 02, 2025	
Program A	Fri
Program B	Fri
Program C	Mon , Wed , Sat
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	D- Westside of pool	Pass										
2	S- Westside of pool	Pass										
3	D - Front of pool ,annuals	Pass										
4	S- Northeast parking lot	Pass										
5	S- Eastside of pool, inside gate	Pass										
6	S- East fence and barbeque area	Pass										
7	D- Pool	Pass										
8	D- Eastside	Pass										
9	S- South of tennis courts	Pass										
10	R- Around tennis courts	Pass										
11	S- North and west tennis courts	Pass										
12	S- Around basketball court	Pass										
13	S - Mailboxes	Pass			2							

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	D - Dog park	Pass										
15	B- Basketball court	Pass										
16	S- South of dog park	Pass										
17	S- Northwest of dog park	Pass										
18	NA	Pass										
19	R- Around playground	Pass										
20	D- Southwest side by playground	Pass						2				
21	D- Entrance sign, annuals	Pass										
22	S- Entrance side by sign	Pass										
23	R- By Silvergrass sign	Pass										
24	R- By small playground	Pass			2							
25	R- West of small playground	Pass										
26	S- Around canopy, inside gate	Pass										
27	S- West end of parking lot	Pass										
28	S- North end of parking lot	Pass										
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										
36		Pass										
37		Pass										
38		Pass										
39		Pass										



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coverage check September

Date: Sep 10, 2025 8:18 am
Inspector: Norbet Webb

Site	
Name	Long Lake Ranch CDD
Address	Long Lake Ranch Boulevard
City	Lutz
ST	Florida
Zip	33558

Controller	
Name	19042 Long Lake Ranch Blvd
Location	
Model	
Modules	49
Controller ID	150284

Water Days as of Sep 10, 2025	
Program A	Sun , Mon , Wed , Fri , Sat
Program B	Sun , Mon , Wed , Fri
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	BOTS- Primrose & Peppergrass	Pass										
2		Pass										
3	D- All flowers from Sunlake Blvd to	Pass										
4	D- North and east side of roundabout	Pass										
5	NA	Pass										
6		Pass										
7		Pass										
8		Pass										
9		Pass										
10		Pass										
11	NA	Pass										
12	NA	Pass										
13		Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	NA	Pass										
15	D-off	Pass										
16	D-off	Pass										
17		Pass										
18		Pass										
19		Pass										
20	D-off	Pass										
21	D-off	Pass										
22	Bot -annuals	Pass										
23		Pass										
24		Pass										
25		Pass										
26	D-Bot annuals	Pass										
27		Pass										
28		Pass										
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										
36		Pass										
37		Pass										
38		Pass										
39		Pass										

EXHIBIT 5.1

RETURN TO AGENDA





Proposal #300

Date: 9/25/2025

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

Phase 1 - Drip Line Replacement

Phase 1: Location

Long Lake Ranch CDD Amenity Center

Irrigation Enhancement

IRR - Remove/Install

Description:

- Approximately 4-5 miles of dripline that may need to be replaced, which is extremely labor-intensive work.
- Work may involve following the existing dripline by digging through root masses to locate the feeder lines for the drip to be installed.
- Remove existing drip line along the wall on Long Lake Ranch Boulevard, in order to locate all drip feed lines.
- Reconnect and run new dripline and staple to secure beneath the plants.
- Rake areas that were disturbed in order to cover as much of the new dripline as possible.
- Remulching is suggest after dripline work is completed.

IRR - Remove/Install Price: \$48,000.00

Subtotal	\$48,000.00
Estimated Tax	\$0.00
Total	\$48,000.00

Terms & Conditions

- **Warranties:** All parts come with a manufacture warranty. All services are performed to industry standards and best practices
- **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 OlsonDate 9/25/2025**RedTree Landscape Systems LLC**

By _____

Date _____

**Long Lake Ranch Community
Development District**

EXHIBIT 5.2

RETURN TO AGENDA





Proposal #301

Date: 9/25/2025

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

Phase 2: Drip Line Replacement

Phase 2: Locations

Along Long Lake Ranch Boulevard, on both sides of the road. From the Long Lake Ranch CDD Amenity Center to Sunlake Boulevard.

Irrigation Enhancement

IRR - Remove/Install

Description:

- Approximately 4-5 miles of dripline that may need to be replaced, which is extremely labor-intensive work.
- Work may involve following the existing dripline by digging through root masses to locate the feeder lines for the drip to be installed.
- Remove existing drip line along the wall on Long Lake Ranch Boulevard, in order to locate all drip feed lines.
- Reconnect and run new dripline and staple to secure beneath the plants.
- Rake areas that were disturbed in order to cover as much of the new dripline as possible.
- Remulching is suggest after dripline work is completed.

IRR - Remove/Install Price: \$36,000.00

Subtotal \$36,000.00

Estimated Tax \$0.00

Total \$36,000.00

Terms & Conditions

- **Warranties:** All parts come with a manufacture warranty. All services are performed to industry standards and best practices.
- **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 9/25/2025

RedTree Landscape Systems LLC

By _____

Date

**Long Lake Ranch Community
Development District**

EXHIBIT 5.3

RETURN TO AGENDA





Proposal #302

Date: 9/25/2025

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

Phase 3: Drip Line Replacement

Phase 3: Location

Foxtail Community Park and Pool Areas

Irrigation Enhancement

IRR - Remove/Install

Description:

- Approximately 4-5 miles of dripline that may need to be replaced, which is extremely labor-intensive work.
- Work may involve following the existing dripline by digging through root masses to locate the feeder lines for the drip to be installed.
- Remove existing drip line along the wall on Long Lake Ranch Boulevard, in order to locate all drip feed lines.
- Reconnect and run new dripline and staple to secure beneath the plants.
- Rake areas that were disturbed in order to cover as much of the new dripline as possible.
- Remulching is suggest after dripline work is completed.

IRR - Remove/Install Price: \$36,000.00

Subtotal \$36,000.00

Estimated Tax \$0.00

Total \$36,000.00

Terms & Conditions

- **Warranties:** All parts come with a manufacture warranty. All services are performed to industry standards and best practices.
- **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 9/25/2025

RedTree Landscape Systems LLC

By _____

Date

**Long Lake Ranch Community
Development District**

EXHIBIT 6

RETURN TO AGENDA



PROPOSAL

Number: 2025-10-01



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
9/20/2025	Irrigation System Comprehensive Inspection Service Provider: Dana Bryant Service Description: -System review and evaluation -Comprehensive Report -Board of Supervisors Meeting call-in / attendance	\$850.00
TOTAL		\$850.00

Dana Bryant:

- 20+ years of experience in building and renovating golf courses
- 15 years of Landscape Services industry experience
 - incl. 12 years of CDD Landscape & Irrigation services
 - incl. Irrigation Manager & Master Technician experience
- Expert in irrigation, field services, turfgrass & plants management
- President of the Florida Irrigation Society in Tampa
- Florida Nursery, Growers & Landscape Association (FNGLA) certification
- Member of the Golf Course Superintendents Association of America (GCSAA)



EXHIBIT 7.0

RETURN TO AGENDA





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Landscape Enhancement Proposal

FOR

Long Lake Ranch CDD

Attention: Patricia Comings-Thibault – District Manager

September 25, 2025

Target Area: Remove 150 Muhly grass on Long Lake Ranch Blvd at the entrance at Feather Grass and Weather Vane.

Scope of Work:

- Remove (150) Muhly Grass and prep beds for new plant material.
- Install (150) 3 gal. Dwarf Firebush.
- Install (5 cu.yds) Cocoa Brown Shredded Mulch.
- Includes debris, removal, hauling fees, and dumping fees.

PRICE: \$5,225.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 7.1

RETURN TO AGENDA



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.: 30907
Terms: Due on receipt
Invoice date: 08/05/2025
Due date: 08/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Woodline Cut back Rear of 18555 Roseate Drive. Scope of work: *Cut back the woodline that runs behind 18555 Roseate Drive. *Cut back the woodline 50 feet long and 6-8 feet deep. *Includes all labor, debris disposal, hauling, and dump fees.	1	\$1,800.00	\$1,800.00

Total	\$1,800.00
Payment	-\$407.84
Balance due	\$1,392.16
Overdue	08/05/2025

EXHIBIT 7.2

RETURN TO AGENDA



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.: 30909
Terms: Due on receipt
Invoice date: 08/05/2025
Due date: 08/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Tree Removal: Target Area: *1900 Moorhen Way, on the side of the home, near the sidewalk. Scope of Work: *Flush cut and remove fallen tree. *Includes all labor, debris removal, hauling, and dumping fees.	1	\$500.00	\$500.00

Total \$500.00

Overdue 08/05/2025

EXHIBIT 7.3

RETURN TO AGENDA



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.: 30910
Terms: Due on receipt
Invoice date: 08/05/2025
Due date: 08/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Tree Removal: Scope of Work: *Conservation Area, Behind 1900 Moorhen Way. *Flush cut and remove (3) fallen trees. *Includes all labor, debris removal, hauling, and dumping fees.	1	\$1,650.00	\$1,650.00

Total	\$1,650.00
Overdue	08/05/2025

EXHIBIT 7.4

RETURN TO AGENDA



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.: 30920
Terms: Due on receipt
Invoice date: 08/06/2025
Due date: 08/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 7.30.25 Across from Clubhouse Controller: *While tracking, some diagnostic tech pinpointed the problem. The cause of over current is coming from inside of Foxtail 1.		\$0.00	\$0.00
2.		Sales	Labor-Technician-Tracking	5	\$55.00	\$275.00
Total						\$275.00
Overdue						08/06/2025

EXHIBIT 7.5

RETURN TO AGENDA



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.: 30933
Terms: Due on receipt
Invoice date: 08/07/2025
Due date: 08/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 7.10.25 Clubhouse Controller: *Repairs made after inspection on zones 1,4,9,20,21 & 27.		\$0.00	\$0.00
2.		Sales	Drip Pipe	4	\$1.00	\$4.00
3.		Sales	Drip Coupling	4	\$0.50	\$2.00
4.		Sales	1/2" Clamps	8	\$0.75	\$6.00
5.		Sales	Nozzle	3	\$2.88	\$8.64
6.		Sales	Labor-Technician	1	\$55.00	\$55.00

Total \$75.64

Overdue 08/07/2025

EXHIBIT 7.6

RETURN TO AGENDA



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.: 31483
Terms: Due on receipt
Invoice date: 09/18/2025
Due date: 09/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.2.25 Clubhouse Clock: Repairs on zone 20.			
2.		Sales	Drip Connector	2	\$0.50	\$1.00
3.		Sales	Labor-technician	0.5	\$55.00	\$27.50

Total **\$28.50**

Overdue 09/18/2025

EXHIBIT 7.7

RETURN TO AGENDA



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.: 31484
Terms: Due on receipt
Invoice date: 09/18/2025
Due date: 09/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.2.25 2144 Sunlake Blvd Repairs on zone 2.			
2.		Sales	Maxi Tips	4	\$5.50	\$22.00
3.		Sales	Labor-technician	0.5	\$55.00	\$27.50

Total **\$49.50**

Overdue 09/18/2025

EXHIBIT 7.8

RETURN TO AGENDA



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.: 31485
Terms: Due on receipt
Invoice date: 09/18/2025
Due date: 09/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.2.25 Clubhouse Clock: Repairs to zone 24.			
2.		Sales	6" Rotors	2	\$45.00	\$90.00
3.		Sales	3/4"x1/2" Coupling	2	\$1.50	\$3.00
4.		Sales	Labor-Technician	1	\$55.00	\$55.00

Total \$148.00

Overdue 09/18/2025

EXHIBIT 7.9

RETURN TO AGENDA



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.: 31486
Terms: Due on receipt
Invoice date: 09/18/2025
Due date: 09/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.2.25 19042 Long Lake Ranch Blvd Repairs to zone 26.			
2.		Sales	Maxi Tip	1	\$5.50	\$5.50
3.		Sales	Drip Connectors	2	\$0.50	\$1.00
4.		Sales	Labor-technician	0.5	\$65.00	\$32.50

Total \$39.00

Overdue 09/18/2025

EXHIBIT 7.10

RETURN TO AGENDA



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.: 31487
Terms: Due on receipt
Invoice date: 09/18/2025
Due date: 09/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.2.25 19042 Long Lake Ranch Blvd Repairs to zone 3.			
2.		Sales	Drip Connectors	4	\$0.50	\$2.00
3.		Sales	Labor-technician	0.5	\$65.00	\$32.50
Total						\$34.50
Overdue						09/18/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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+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.: 31488
Terms: Due on receipt
Invoice date: 09/18/2025
Due date: 09/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.8,25 Long Lake Ranch Blvd Monument: A broken main line at zone 90 at the base of the fence and Long Lake Ranch Blvd behind the Entrance side monument was repaired.			
2.		Sales	3/4" PVC	2	\$0.51	\$1.02
3.		Sales	3/4" Tee	1	\$2.50	\$2.50
4.		Sales	Drip Coupling	4	\$0.50	\$2.00
5.		Sales	2" -90 Elbow	1	\$3.59	\$3.59
6.		Sales	2" x3/4" Reducer	1	\$5.95	\$5.95
7.		Sales	Drip Line	10	\$1.75	\$17.50
8.		Sales	Drip Line Tee	2	\$2.35	\$4.70
9.		Sales	Labor-technician	2	\$65.00	\$130.00

Total	\$167.26
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Overdue	09/18/2025
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EXHIBIT 7.11

RETURN TO AGENDA



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.: 31489
Terms: Due on receipt
Invoice date: 09/18/2025
Due date: 09/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.9.25 Long Lake Ranch Blvd & Sunlake			
2.		Sales	Drip Coupling	20	\$0.50	\$10.00
3.		Sales	Drip Tee	3	\$2.50	\$7.50
4.		Sales	Drip line	10	\$1.75	\$17.50
5.		Sales	Hunter Solenoid	1	\$61.00	\$61.00
6.		Sales	3/4" Male adapter	1	\$1.00	\$1.00
7.		Sales	3/4" Bubblers	1	\$2.88	\$2.88
8.		Sales	Labor-Technician	2	\$65.00	\$130.00

Total \$229.88

Overdue 09/18/2025

EXHIBIT 7.12

RETURN TO AGENDA



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.: 31490
Terms: Due on receipt
Invoice date: 09/18/2025
Due date: 09/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.2.25 Clubhouse Clock: Repairs on zone 13.			
2.		Sales	6" spray head	2	\$21.56	\$43.12
3.		Sales	Labor-technician	0.5	\$65.00	\$32.50

Total **\$75.62**

Overdue 09/18/2025

EXHIBIT 8

RETURN TO AGENDA



813 TOWING SERVICE, LLC
1112 East 127th Avenue
Tampa, FL 33612

AGREEMENT FOR PRIVATE PROPERTY IMPOUNDS
PURSUANT TO FLORIDA STATUTES §§715.07 & 713.78

Whereas the parties listed below wish to enter into an agreement for towing services for the purposes of maintaining a clean, safe, and desirable environment in and around the parking lot of the property listed below; and

Whereas, the landowner and/or agent of the landowner wants 813 Towing Service, LLC to be the exclusive operator of towing on its premises; and

Whereas 813 Towing Service, LLC wants to be the exclusive operator of towing on the landowner's premises; the parties agree as follows:

This agreement is entered on this ____ day of _____, 202__, between 813 Towing Service, LLC (hereinafter "813"), located at _____, and _____, (name of condominium or apartment association, hereinafter "CLIENT") the address of the property to which this agreement refers to being located at _____.

This agreement gives 813 the authority to enter upon the property referenced above to remove vehicles that are unauthorized, abandoned, illegally parked or inoperable pursuant to the CLIENT'S, property owner's, Board of Director's, or property management's instructions and requests.

CLIENT acknowledges that CLIENT has provided all tenants, guests, and business invitees with copies of any rules and regulations regarding parking rules to include tenant parking, guest parking, illegal parking, improper parking, parking restrictions, or after-hours parking, and understands that Florida Statutes §§ 715.07 and 713.78, as well as other local/county ordinances, may govern these towing services.

The exclusive use of 813 as the towing service for this property named above shall commence on the ____ day of _____, 202__, and this agreement shall remain in full force and effect until such time as the parties agree to terminate this agreement.

Any changes in parking enforcement procedures not included in this agreement and/or addendum must be faxed or emailed to 813. Improper notice of any such changes will not result in any liability to 813.

Authorized Names:

Main Contact: _____ Title: _____ Telephone: _____

Email: _____

Contact: _____ Title: _____ Telephone: _____

Email: _____

**PLEASE PLACE C, P or T NEXT TO THE SERVICE TYPE
FOR WHICH VEHICLES MAY BE TOWED.**

- C:** The property Calls in to tow company for vehicle removal when needed.
P: The towing company Patrols and removes violations.
T: The towing company Tags the vehicles for 24,48 or 72 hours before towing.

For Patrol, direct violations: Start Enforcement Time _____ Stop Enforcement Time _____

1. _____ No valid permit, No valid resident, tenant, or expired visitors permit.
2. _____ Tow away zone, sign posted and/or pavement markings.
3. _____ Abandoned/inoperable vehicle: Flat tire(s), vehicle on jacks, blocks, broken or missing windows, wheels, minor or major parts.
4. _____ No vehicle registration stickers on the vehicle.
5. _____ Expired Registration Sticker. License plate does not match the vehicle.
6. _____ Vehicle parked in a designated fire lane.
7. _____ Management request and abandoned vehicle removal.
8. _____ Vehicle wrecked or inoperable.
9. _____ No tractor, trailer, or large vehicle (over 1 ton).
10. _____ No commercial vehicles with writing or advertising signage displayed in or on the vehicle unless authorized by the office.
11. _____ Vehicles parked on grass, off pavement, or landscaping.
12. _____ Vehicles parked in handicap space, ramp or unloading zone with no handicap permit.
13. _____ Vehicle blocking or parked in isle or roadway.
14. _____ Guest parking on the community longer than _____ days.
15. _____ Hindering access. Blocking dumpster, building entrances, loading docks or zones, etc.
16. _____ Vehicle taking up more than one parking space or parked over the line. Tire must be completely over the line.
17. _____ Vehicle is displaying a "for sale" sign.
18. _____ Vehicle parked in a reserved or assigned parking space.
19. _____ Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
20. _____ Vehicle is parked on property where posted "NO PARKING".
21. _____ Vehicle is parked on the sidewalk.
22. _____ Double parked behind another vehicle.
23. _____ No backing into parking space.
24. _____ No parking over the sidewalk.
25. ----- Residents parked in visitor parking.
26. _____ Vehicles parked in maintenance parking.

Authorized Signature

Date

Towing Agent

Date

EXHIBIT 9.1

RETURN TO AGENDA



LONG LAKE RANCH CDD - 09.15.2025

9/25/2025

TASK LIST: SEPTEMBER 2025

[illegible]

EXHIBIT 9.2

RETURN TO AGENDA





AIR-O Heating & Cooling Inc dba
Air O Force 1 FL License #
RA0065309 PCCLB # C-5666
PO Box 90
Lutz, FL 33548
+18139729449
Invoice@airoforce1.com

Estimate 092661

ADDRESS

Long Lake Ranch
19037 Long Lake Ranch Blvd
Lutz 33558

DATE
09/03/2025

TOTAL
\$245.00

ACTIVITY	QTY	RATE	AMOUNT
Services Clean out of pre-existing condensate pump to resolve backup- overflow issue . -Blow out condensate pump tubing -Cleaned out the pump bucket -Blow internal drain line trap out with nitrogen -Flush Condensate pump with water after cleaning. - Put water soluble non toxic pan tabs in internal drain pan for neutralizing of build-up of sludge, scum, and other accumulations.	1	245.00	245.00

Thank you for your business. We accept cash, credit cards, ACH Bank Transfer, and checks.
Checks may be mailed to PO BOX 90; Lutz, FL 33548
Estimate for Condensate Pump Diagnostic and Clean Out

SUBTOTAL	245.00
TAX	0.00

TOTAL	\$245.00
--------------	-----------------

THANK YOU.

Accepted By

Accepted Date

EXHIBIT 10

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 <u>Revenues:</u>			
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 <u>Expenditures:</u>			
7 Interest Expense:			
8 November 1, 2024	110,250	110,175	(75)
9 May 1, 2025	107,250	109,800	2,550
10 Principal Retirement:			
11 May 1, 2025	100,000	100,000	-
12 Principal Prepayment	-	10,000	10,000
13 Total Expenditures	317,500	329,975	12,475
14 Excess Expenditures Over (Under) Exp.	-	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

Long Lake Ranch CDD
Check Register
FY2025

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

Long Lake Ranch CDD
Check Register
FY2025

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

Long Lake Ranch CDD
Check Register
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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 11

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

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Account Number	Service Address	Totals
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	\$1,687.95
	Returned Payment	1,680.32	
	Regulatory Assessment Fee	1.46	
	Gross Receipts Tax	6.17	
	Total		\$3,360.64
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	Customer Charge 1.85 Energy Charge 323.36 Fuel Charge 183.03 Asset Securitization Charge 2.44 50MTCHTR III3K THRBM 16.98 50 MTCHT III 3K TH 21.44 50 MTCH III 3K F 64.32 54W MITCH LED TOPHAT 33.96 54W MITCH LED PT CLR 118.86 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	\$3,258.13
	Returned Payment	3,274.08	
	Regulatory Assessment Fee	2.84	
	Gross Receipts Tax	13.11	
	Total		\$6,548.16
	General Service Non-Demand Sec (GS-1) Meter Number: 8246383 Bill Period: May 02 - Jun 02 Present Read: 1434 Previous Read: 1398 Billed Usage: 36 Billed kWh 36.000	Customer Charge 17.23 Energy Charge 4.37 Fuel Charge 1.41 Asset Securitization Charge 0.07 Minimum Bill Adjustment 6.92	\$30.00
	Returned Payment	30.80	
	Regulatory Assessment Fee	0.03	\$31.60
	Gross Receipts Tax	0.77	

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			
	Billed kWh 2065.000			
		Returned Payment	346.32	\$355.68
		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			
	Billed kWh 1326.000			
		Returned Payment	228.09	\$234.26
		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			
	Billed kWh 2958.000			
		Returned Payment	370.82	\$384.02
		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			
	Billed kWh 54.000			
		Returned Payment	30.80	\$31.60
		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 MTCHT III 3K TH	21.44	
	50 MTCHT 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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LONG LAKE RANCH
 255 PRIMERA BLVD STE 160
 LAKE MARY FL 32746-2168

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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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 Visually impaired/TTY customers, call 711.



PAYING YOUR BILL

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IMPORTANT MESSAGES

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

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

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

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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



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

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

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

6790 0107 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



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



Download the
MyFrontier® app



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



PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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

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

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

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

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

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

1 0 1
42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: 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 pascoeasy pay.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

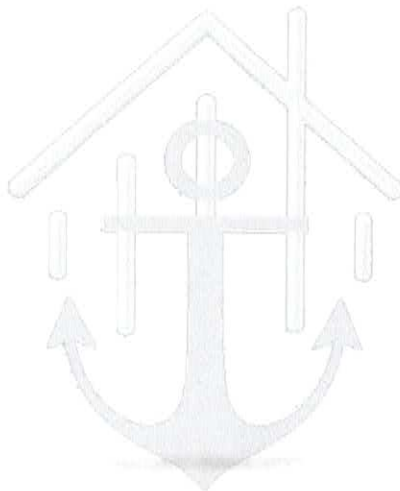
Long Lake Ranch CDD

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

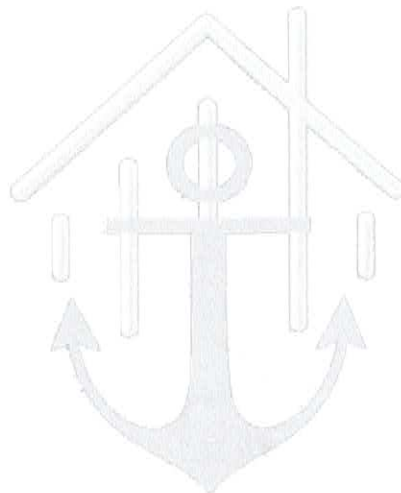
Number: 4

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

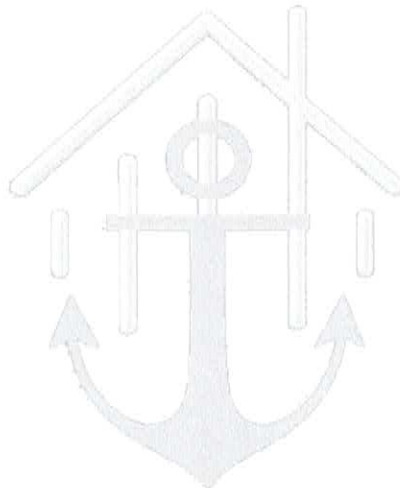
Long Lake Ranch CDD

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

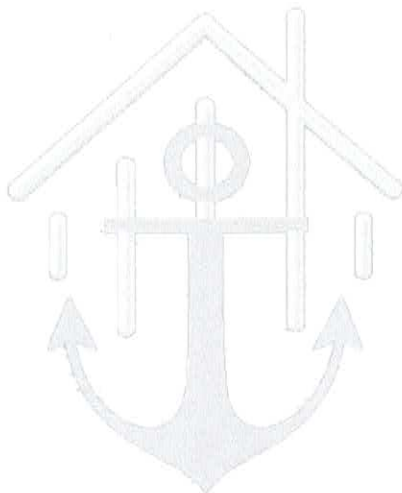
Number: 6

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

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

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  AM EX  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@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
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

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

INVOICE

Legal Advertising

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

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Business Observer

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

INVOICE

Legal Advertising

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

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.

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Business Observer

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

INVOICE

Legal Advertising

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF 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

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.

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

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C/o Breeze Home
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Lake Mary, FL 32746 USA

Ship to

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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
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, 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	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

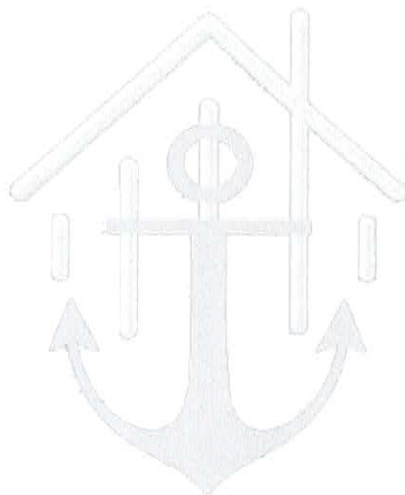
Number: 7

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:	Net Pay:
	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:	Net Pay:
	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:	Net Pay:
	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 12

RETURN TO AGENDA





LONG LAKE RANCH

Summary Financial Statements (Unaudited)

August 31, 2025

Long Lake Ranch CDD
Balance Sheet
August 31, 2025

	General Fund	Reserve Fund	Debt Service 2014 Fund	Debt Service 2015 Fund	Debt Service 2016 Fund	Total
1 Assets:						
2 Operating Account-SS	\$ 910,477	\$ 1,278,815	\$ -	\$ -	\$ -	\$ 2,189,292
3 Money Market Account- SS	508,166	300,000	-	-	-	808,166
4 Debit Card - SS	5,381	-	-	-	-	5,381
5 Petty Cash	3,187	-	-	-	-	3,187
6 Trust Accounts						
7 Revenue Fund	-	-	232,509	134,253	91,530	458,291
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	1,173	-	-	-	-	1,173
15 Deposits	61,859	-	-	-	-	61,859
16 TOTAL ASSETS	<u>1,491,044</u>	<u>1,581,574</u>	<u>557,820</u>	<u>258,688</u>	<u>192,414</u>	<u>4,081,539</u>
17 Liabilities:						
18 Accounts Payable	61,295	-	-	-	-	61,295
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	<u>94,601</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>94,601</u>
23 Fund Balance						
24 Non-Spendable	63,032	-	-	-	-	63,032
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	-	-	557,820	258,686	192,413	1,008,920
28 Unassigned	835,913	-	-	-	-	835,913
29 TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 1,491,044</u>	<u>\$ 1,581,574</u>	<u>\$ 557,820</u>	<u>\$ 258,686</u>	<u>\$ 192,414</u>	<u>\$ 4,081,539</u>

LONG LAKE RANCH CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through August 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	FY 2025 Month Of August	FY2025 Total Actual Year to Date	FY2025 Approved Budget	Variance Over/(Under) 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
4 Assessments Levied for General Fund Transfer to Res	-	-	-	-	-	-	-	-	-	-	-	300,000	300,000	-
5 Early Payment Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6 Assessments Excess	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7 Additional Revenue														
8 Tennis	-	-	-	-	-	240	-	-	-	960	-	1,200	1,440	(240)
9 Room Rentals	-	-	-	480	-	300	-	-	-	-	-	780	-	780
10 Gate Access Cards	-	-	-	145	-	200	-	-	-	-	-	345	-	345
11 Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12 Interest	3,064	2,498	2,467	2,366	2,144	2,378	2,307	658	2,550	2,558	2,401	25,391	-	25,391
13 Advertisement Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14 Misc Revenue	-	-	-	-	-	-	-	-	-	1,095	-	1,095	-	1,095
15 Fund Balance Forward (removed)	-	-	-	-	-	-	-	-	-	-	-	-	47,896	(47,896)
16 TOTAL REVENUE	3,064	200,554	1,236,710	28,009	20,961	8,300	25,329	5,159	11,288	4,613	2,401	1,546,388	1,561,452	(15,064)
17 Expenditures:														
18 Administrative														
19 Supervisors-Regular Meetings	1,000	1,000	1,000	1,000	600	1,000	1,000	1,031	1,200	1,200	1,000	11,031	13,000	(1,969)
20 Supervisors-Workshops	-	-	-	-	-	-	-	-	-	-	-	-	1,000	(1,000)
21 Payroll Taxes (BOS)	-	61	107	168	153	77	-	46	(15)	122	77	795	1,071	(276)
22 Payroll Services Fees	-	50	100	100	100	50	-	50	-	100	50	600	700	(100)
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)
24 Administrative	833	1,421	834	834	834	833	833	833	833	833	833	9,754	10,000	(246)
25 Accounting	833	834	834	834	834	833	833	833	833	833	833	9,167	10,000	(833)
26 Assessment Roll Preparation	417	417	417	417	417	417	417	417	417	417	417	4,583	5,000	(417)
27 Dissemination Agent	250	250	250	250	250	250	250	417	417	417	417	2,333	3,000	(667)
28 District Counsel	-	2,700	2,467	3,851	6,575	3,157	-	-	-	4,937	4,830	28,517	40,000	(11,483)
29 District Engineer	-	100	-	-	1,000	-	-	-	-	-	-	1,100	14,000	(12,900)
30 Arbitrage Rebate Calculation	650	650	-	-	-	-	-	-	-	-	-	1,300	1,500	(200)
31 Trustee Fees	7,336	-	3,367	-	-	-	-	-	3,933	-	-	14,636	12,014	2,622
32 Bank Fees	-	-	-	-	-	-	-	60	321	321	48	750	150	600
33 Auditing	-	-	-	-	-	-	-	-	-	-	-	-	3,700	(3,700)
34 Regulatory Permits and Fees	175	-	-	-	-	-	-	-	-	-	128	303	175	128
35 Property Taxes	-	-	-	-	-	-	150	673	349	-	-	1,172	250	922
36 Legal Advertising	245	-	66	46	-	-	-	61	131	387	-	936	1,500	(564)
37 Website Hosting	1,579	42	42	42	42	42	42	42	-	-	-	1,872	2,015	(143)
38 TOTAL ADMINISTRATIVE	14,985	9,190	11,149	9,207	12,470	8,325	4,942	5,713	9,669	9,568	8,633	103,849	139,075	(35,226)
39 Insurance														
40 Public Officials, General Liability & Property Insurance	31,032	-	-	-	-	-	-	-	-	-	-	31,033	32,313	(1,280)
41 TOTAL INSURANCE	31,032	-	-	-	-	-	-	-	-	-	-	31,033	32,313	(1,280)
42 Utilities														
43 Utilities-Electricity	3,677	3,991	3,703	4,437	4,704	-	4,643	5,258	5,143	2,850	4,930	43,336	60,000	(16,664)
44 Utilities-Streetlights	8,118	8,118	8,225	8,225	8,560	-	8,626	8,560	8,696	6,610	8,606	82,344	115,000	(32,656)
45 Utilities-Water/Sewer	1,624	974	1,551	1,488	1,172	1,551	1,407	1,542	1,455	1,393	1,033	15,188	15,000	188
46 Utilities-Solid Waste Assessment	-	-	-	-	-	-	-	-	-	-	-	-	1,500	(1,500)
47 Utilities-Solid Waste Removal	120	120	120	120	120	120	120	120	120	155	120	1,357	2,000	(643)
48 TOTAL UTILITIES	13,540	13,203	13,599	14,270	14,556	1,671	14,795	15,480	15,414	11,008	14,689	142,224	193,500	(51,276)
49 Security														
50 Security Repairs & Maintenance	-	670	419	145	-	-	435	145	524	869	145	3,352	7,500	(4,148)
51 TOTAL SECURITY	-	670	419	145	-	-	435	145	524	869	145	3,352	7,500	(4,148)

LONG LAKE RANCH CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through August 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	FY 2025 Month Of August	FY2025 Total Actual Year to Date	FY2025 Approved Budget	Variance Over/(Under) Budget
52 Community Maintenance														
53 Field Services	417	417	417	417	417	417	-			417	417	3,334	5,000	(1,666)
54 Fountain Service Repair & Maintenance	750	-	442	921	-	-	1,565				750	4,428	5,000	(572)
55 Aquatic Maintenance	2,460	2,460	2,460	2,460	2,460	2,460	2,460	7,600	2,460	2,460	4,920	34,660	29,520	5,140
56 Mitigation Area Monitoring & Maintenance	-	-	-	-	-	-	-					-	3,100	(3,100)
57 Aquatic Plant Replacement	-	-	-	-	-	-	-					-	2,750	(2,750)
58 Fish Stocking	-	-	-	-	-	-	-					-	12,000	(12,000)
59 Lake & Pond Maintenance	-	-	-	-	-	-	-					-	5,000	(5,000)
60 Entry & Walls Maintenance	-	-	-	-	-	-	-					-	2,500	(2,500)
61 Landscape Maintenance-Contract	13,375	13,675	13,675	14,085	14,085	14,085	14,085	14,085	14,085	14,085	14,085	153,407	180,920	(27,513)
62 Landscape Replacement-Mulch	-	-	-	-	49,500	-	-					49,500	72,000	(22,500)
63 Landscape Replacement Annuals	-	-	-	-	-	-	-					-	39,996	(39,996)
64 Landscape Replacement Plants & Shrubs	992	10,800	-	-	-	8,181	-	350				20,323	90,760	(70,437)
65 Tree Trimming & Maintenance	47,900	2,650	-	5,150	1,850	-	-			3,500	2,500	63,550	45,000	18,550
66 Other Landscape-Fire Ant Treatment	-	-	-	-	-	-	-					-	4,500	(4,500)
67 Irrigation Repairs & Maintenance	-	-	-	-	705	-	65		641	333	161	1,905	15,000	(13,095)
68 Decorative Lights Maintenance	21,734	-	-	-	-	16,734	-					38,468	15,000	23,468
69 Volunteer Supplies	-	-	-	-	-	-	-					-	2,000	(2,000)
70 Pressure Washing	-	-	-	-	-	-	30,000		1,750			31,750	35,000	(3,250)
71 Field Contingency	-	-	-	4,265	8,971	-	-	1,273		5,000		19,509	30,000	(10,491)
72 TOTAL PHYSICAL ENVIRONMENT	87,628	30,002	16,994	27,298	77,988	41,877	48,175	23,309	18,936	25,795	22,833	420,834	595,046	(174,212)
73 Road & Street Facilities														
74 Sidewalk Repair & Maintenance	-	-	-	-	-	-	-					-	1,000	(1,000)
75 Roadway Repair & Maintenance	-	-	-	-	-	-	-					-	2,500	(2,500)
76 Signage Repair & Replacement	-	-	-	-	-	-	-					-	10,000	(10,000)
77 TOTAL ROAD & STREET FACILITIES	-	-	-	-	-	-	-					-	13,500	(13,500)
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	42,513	153,574	127,097	26,477
80 Seasonal Pool Attendants	-	-	-	-	-	-	-					-	9,711	(9,711)
81 Cell Phone for Attendants	-	-	-	-	-	-	-					-	100	(100)
82 Pool Maintenance-Contract	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	6,400	3,200	3,200	38,400	40,000	(1,600)
83 Dog Waste Station Supplies	-	-	-	-	-	-	-					-	5,460	(5,460)
84 Amenity Maintenance & Repair	555	881	4,537	440	4,601	1,647	460		106	1,244	942	15,412	21,000	(5,588)
85 Office Supplies	-	7	60	-	-	26	4			1,606		1,703	1,200	503
86 Furniture Repair/Replacement	-	-	-	-	-	-	-					-	1,750	(1,750)
87 Pool Repairs	-	5,060	165	-	68	-	-	514	718	2,612		9,137	2,000	7,137
88 Pool Permits	-	-	-	-	-	-	-				611	611	1,000	(389)
89 Communication (Tel, Fax, Internet)	377	377	377	397	410	410	410	454	407	788	417	4,821	5,000	(179)
90 Facility A/C & Heating Maintenance & Rep.	-	-	-	-	-	-	-		390			390	2,000	(1,610)
91 Computer Support, Maintenance & Repair	-	-	-	-	-	-	-					-	1,000	(1,000)
92 Park & Playground Maintenance & Repair	-	-	340	-	195	273						808	6,600	(5,792)
93 Pest Control	108	108	54	100	100	100	200	200	200		100	1,270	3,600	(2,330)
94 Clubhouse Janitorial Supplies	340	249	276	192	18	99	49	1,044				2,267	3,000	(733)
95 TOTAL PARKS & RECREATION	14,434	21,938	19,061	14,319	18,632	15,795	14,314	14,457	18,900	28,863	47,682	228,393	230,518	(2,125)
96 Project Budget														
97 Capital Outlay	-	-	-	-	-	-	-					-	50,000	(50,000)
98 TOTAL PROJECT BUDGET	-	-	-	-	-	-	-					-	50,000	(50,000)
99 Total Expenditures	161,618	75,003	61,221	65,238	123,645	67,668	82,661	59,103	63,443	76,103	93,982	929,686	1,261,452	(331,766)
100 Total Excess Expenditures Over (Under) Revenues	(158,554)	125,552	1,175,489	(37,229)	(102,684)	(59,368)	(57,332)	(53,944)	(52,155)	(71,490)	(91,581)	616,702	300,000	331,766
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	1,911,669	1,859,515	1,488,024	1,396,443	1,396,443	
107 Net Change In Fund Balance	(158,554)	125,552	1,175,489	(37,229)	(102,684)	(59,368)	(57,232)	(53,944)	(52,155)	(371,490)	(91,581)	316,702	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	1,911,584	1,859,515	1,488,024	1,396,443	1,713,145	1,996,443	

	% Actual YTD/ FY Budget
1 Revenues:	
2 Assessments Levied	
3 Assessments Levied (Net On-Roll)	100%
4 Assessments Levied for General Fund Transfer to Res	100%
5 Early Payment Discount	0%
6 Assessments Excess	0%
7 Additional Revenue	0%
8 Tennis	83%
9 Room Rentals	0%
10 Gate Access Cards	0%
11 Miscellaneous Revenue	0%
12 Interest	0%
13 Advertisement Rental	0%
14 Misc Revenue	0%
15 Fund Balance Forward (removed)	0%
16 TOTAL REVENUE	99%
17 Expenditures:	
18 Administrative	
19 Supervisors-Regular Meetings	85%
20 Supervisors-Workshops	0%
21 Payroll Taxes (BOS)	74%
22 Payroll Services Fees	86%
23 District Management	75%
24 Administrative	98%
25 Accounting	92%
26 Assessment Roll Preparation	92%
27 Dissemination Agent	78%
28 District Counsel	71%
29 District Engineer	8%
30 Arbitrage Rebate Calculation	87%
31 Trustee Fees	122%
32 Bank Fees	500%
33 Auditing	0%
34 Regulatory Permits and Fees	173%
35 Property Taxes	469%
36 Legal Advertising	62%
37 Website Hosting	93%
38 TOTAL ADMINISTRATIVE	75%
39 Insurance	
40 Public Officials, General Liability & Property Insurance	96%
41 TOTAL INSURANCE	96%
42 Utilities	
43 Utilities-Electricity	72%
44 Utilities-Streetlights	72%
45 Utilities-Water/Sewer	101%
46 Utilities-Solid Waste Assessment	0%
47 Utilities-Solid Waste Removal	68%
48 TOTAL UTILITIES	74%
49 Security	
50 Security Repairs & Maintenance	45%
51 TOTAL SECURITY	45%

		% Actual YTD/ FY Budget
52	Community Maintenance	
53	Field Services	67%
54	Fountain Service Repair & Maintenance	89%
55	Aquatic Maintenance	117%
56	Mitigation Area Monitoring & Maintenance	0%
57	Aquatic Plant Replacement	0%
58	Fish Stocking	0%
59	Lake & Pond Maintenance	0%
60	Entry & Walls Maintenance	0%
61	Landscape Maintenance-Contract	85%
62	Landscape Replacement-Mulch	69%
63	Landscape Replacement Annuals	0%
64	Landscape Replacement Plants & Shrubs	22%
65	Tree Trimming & Maintenance	141%
66	Other Landscape-Fire Ant Treatment	0%
67	Irrigation Repairs & Maintenance	13%
68	Decorative Lights Maintenance	256%
69	Volunteer Supplies	0%
70	Pressure Washing	91%
71	Field Contingency	65%
72	TOTAL PHYSICAL ENVIRONMENT	71%
73	Road & Street Facilities	
74	Sidewalk Repair & Maintenance	0%
75	Roadway Repair & Maintenance	0%
76	Signage Repair & Replacement	0%
77	TOTAL ROAD & STREET FACILITIES	0%
78	Amenity Maintenance	
79	Clubhouse Management	121%
80	Seasonal Pool Attendants	0%
81	Cell Phone for Attendants	0%
82	Pool Maintenance-Contract	96%
83	Dog Waste Station Supplies	0%
84	Amenity Maintenance & Repair	73%
85	Office Supplies	142%
86	Furniture Repair/Replacement	0%
87	Pool Repairs	457%
88	Pool Permits	61%
89	Communication (Tel, Fax, Internet)	96%
90	Facility A/C & Heating Maintenance & Rep.	20%
91	Computer Support, Maintenance & Repair	0%
92	Park & Playground Maintenance & Repair	12%
93	Pest Control	35%
94	Clubhouse Janitorial Supplies	76%
95	TOTAL PARKS & RECREATION	99%
96	Project Budget	
97	Capital Outlay	0%
98	TOTAL PROJECT BUDGET	0%
99	Total Expenditures	74%
100	Total Excess Expenditures Over (Under) Revenues	
101	Total Other Financing Sources (Uses)	
102	County Collection Costs	
103	Transfers In	
104	Transfers Out	
105	TOTAL OTHER FINANCING SOURCES (USES)	
106	Fund Balance - Beginning	
107	Net Change In Fund Balance	
108	Fund Balance - Ending-Projected	

Long Lake Ranch CDD
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 through August 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 August 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	-	20,031	20,031
5 Total Revenues	317,500	339,009	21,509
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.	-	9,034	9,034
15 NET Change in Fund Balance	-	9,034	9,034
16 Fund Balance-Beginning	548,786	548,786	-
17 Fund Balance - Ending	\$ 548,786	\$ 557,820	\$ 9,034

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 August 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	-	9,480	9,480
5 Total Revenues	235,938	246,232	10,294
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	12,494	8,344
15 NET Change in Fund Balance	4,150	12,494	8,344
16 Fund Balance-Beginning	246,192	246,192	-
17 Fund Balance - Ending	\$ 250,342	\$ 258,686	\$ 8,344

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 August 31, 2025

	FY 2025 Approved Budget	FY2025 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- On Roll (NET)	\$ 191,881	\$ 193,031	\$ 1,150
3 Excess Fees	-	-	-
4 Interest Revenue	-	7,365	7,365
5 Total Revenues	191,881	200,396	8,515
6 <u>Expenditures:</u>			
7 Interest Expense:			
8 November 1, 2024	60,500	60,381	(119)
9 May 1, 2025	59,100	60,263	1,163
10 Principal Retirement:			
11 May 1, 2025	70,000	75,000	5,000
12 Principal Prepayment	-	5,000	5,000
13 Total Expenditures	189,600	200,644	11,044
14 Excess Expenditures Over (Under) Exp.	# 2,281	(248)	(2,529)
15 NET Change in Fund Balance	2,281	(248)	(2,529)
16 Fund Balance-Beginning	192,661	192,661	-
17 Fund Balance - Ending	\$ 194,942	\$ 192,413	\$ (2,529)

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

Balance per Bank Statement	2,210,422
Plus: Deposits in Transit	-
Less: Outstanding Checks	(21,130)
<i>Adjusted Bank Balance</i>	2,189,292

Beginning Balance	2,285,826
Receipts	-
Disbursements	(96,534)
<i>Balance per Book</i>	2,189,292

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
			Beginning balance			\$ 219,365.74
10/1/24	100047	Cooper Pools Inc.	Invoice: 9220 (Reference: STENNER 45MJLSA1STAA 120V.)		\$ 688.00	\$ 218,677.74
10/1/24	100048	Breeze Connected, LLC, CDD	Invoice: 4056 (Reference: Onsite Payroll pay period ending 9.22.24.)		\$ 1,630.32	\$ 217,047.42
10/1/24	100049	RedTree Landscape Systems	Invoice: 18942 (Reference: Irrigation repairs.)		\$ 172.35	\$ 216,875.07
10/1/24	100050	Turner Pest Control LLC	Invoice: 619595934 (Reference: Commercial Pest Control - Monthly Service.)		\$ 107.50	\$ 216,767.57
10/1/24	100051	Premiere Painting	Invoice: 2092 (Reference: Community Painting.)		\$ 3,850.00	\$ 212,917.57
10/1/24	100052	Finn Outdoor	Invoice: 2827 (Reference: French drain with boxes and discharge.)		\$ 19,375.00	\$ 193,542.57
10/1/24	100053	S & A Services of the Bay Area	Invoice: 0000070 (Reference: Foxtail Ladies Restroom.)		\$ 475.00	\$ 193,067.57
10/2/24	100224ACH	Duke Energy	Summary Bill 8/4/24-9/3/24		\$ 12,654.23	\$ 180,413.34
10/2/24	100054	Egis Insurance & Risk Advisors	Invoice: 24965 (Reference: Policy #100124769 10/01/2024-10/01/2025 Florida Insurance All		\$ 31,032.00	\$ 149,381.34
10/2/24	100055	Kutak Rock LLP	Invoice: 3454161 (Reference: For Professional Legal Services Rendered.) Invoice: 345416		\$ 4,298.76	\$ 145,082.58
10/4/24	100056	Breeze Connected, LLC, CDD	Invoice: 4096 (Reference: Amenity Manager.) Invoice: 4097 (Reference: Professional Mana		\$ 10,839.92	\$ 134,242.66
10/4/24	100057	Breeze	Invoice: 19587 (Reference: Service Area CDD.)		\$ 416.67	\$ 133,825.99
10/4/24			Deposit	\$ 300.00		\$ 134,125.99
10/8/24	100058	Breeze Connected, LLC, CDD	Invoice: 4102 (Reference: Tampa Bay Times- 2nd ad rule making.)		\$ 198.80	\$ 133,927.19
10/9/24	100924ACH	Frontier	Phone and Internet 09/15/24 to 10/14/24		\$ 139.48	\$ 133,787.71
10/9/24	100924ACH1	Frontier	Phone and Internet 09/15/24 to 10/14/24		\$ 236.60	\$ 133,551.11
10/14/24	9999	Long Lake Ranch CDD C/O US BANK	FY24 Tax collections DS 2014 A-1		\$ 17,390.05	\$ 116,161.06
10/14/24	9997	Long Lake Ranch CDD C/O US BANK	FY24 Tax collections DS 2015 A-1		\$ 12,872.07	\$ 103,288.99
10/14/24	9998	Long Lake Ranch CDD C/O US BANK	FY24 Tax collections DS 2016		\$ 10,468.47	\$ 92,820.52
10/15/24	100059	Business Observer	Invoice: 24-01834P (Reference: Public Hearing on November 7, 2024 Rule Development Publis		\$ 45.94	\$ 92,774.58
10/15/24	100060		96034.81 Invoice: 4112 (Reference: Onsite Payroll pay period ending 10.6.24.)		\$ 1,425.84	\$ 91,348.74
10/15/24	100061	Cooper Pools Inc.	Invoice: 9262 (Reference: Monthly Commercial Pool Service October 2024.)		\$ 3,200.00	\$ 88,148.74
10/21/24	100062	RedTree Landscape Systems	Invoice: 19060 (Reference: Installation of seasonal flowers in designated flower beds.)		\$ 8,181.00	\$ 79,967.74
10/21/24	100063	GHS LLC	Invoice: 2024-588 (Reference: Aquatic Maintenance Program.)		\$ 2,460.00	\$ 77,507.74
10/21/24	100064	Blue Water Aquatics, Inc.	Invoice: 32441 (Reference: Fountain Repair.)		\$ 3,571.64	\$ 73,936.10
10/21/24	100065	American Illuminations & Decor	Invoice: 44 (Reference: Deposit for Premium Permanent RGB Track Lighting.)		\$ 16,734.38	\$ 57,201.72
10/21/24	102124ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 8/16/2024 to 9/17/2024		\$ 1,470.82	\$ 55,730.90
10/21/24	102124ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 8/16/2024 to 9/17/2024		\$ 153.11	\$ 55,577.79
10/23/24	100066	RedTree Landscape Systems	Invoice: 19166 (Reference: Monthly Grounds Maintenance Services.)		\$ 13,675.00	\$ 41,902.79
10/23/24	100067		287256 Invoice: INV-SN-404 (Reference: Subscription start: 10/1/2024.)		\$ 1,537.50	\$ 40,365.29
10/23/24	100068	Florida Commerce	Invoice: 91155 (Reference: Special District Filling Fee.)		\$ 175.00	\$ 40,190.29
10/28/24			Funds Transfer	\$ 100,000.00		\$ 140,190.29
10/28/24	100069	#VALUE!	Invoice: 619477478 (Reference: Commercial Pest Control - Initial Service.) Invoice: 619		\$ 215.00	\$ 139,975.29
10/28/24	100070	#VALUE!	VOID		\$ -	\$ 139,975.29
10/29/24	102924		Excess Fees	\$ 10,578.00		\$ 150,553.29
10/29/24	102924		Excess Fees	\$ 4,901.85		\$ 155,455.14
10/29/24	102924	#VALUE!	Excess Fees		\$ 4,901.85	\$ 150,553.29
10/31/24	EOM			\$ 115,779.85	\$ 184,592.30	\$ 150,553.29
11/1/24	103024ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION 10/1 - 10/30/24		\$ 120.24	\$ 150,433.05
11/1/24	110124ACH1	Duke Energy	Summary Bill 9/4/24-10/3/24		\$ 12,044.70	\$ 138,388.35
11/1/24	100071	Breeze Connected, LLC, CDD	Invoice: 4123 (Reference: Onsite Payroll pay period ending 10.20.24.)		\$ 1,587.76	\$ 136,800.59
11/5/24	100072	Turner Pest Control LLC	Invoice: 619711537 (Reference: Commercial Pest Control.)		\$ 107.50	\$ 136,693.09
11/5/24	100073	GHS LLC	Invoice: 2024-633 (Reference: Aquatic Maintenance Program.)		\$ 2,460.00	\$ 134,233.09
11/6/24	110624ACH	Deluxe Business Systems	Checks		\$ 237.22	\$ 133,995.87
11/6/24	110624-1		Tax distributions FY2025	\$ 166.00		\$ 134,161.87
11/6/24	110624-1		To move due to other funds to restricted cash	\$ 54.84		\$ 134,216.71
11/6/24	110624-1		To move due to other funds to restricted cash		\$ 54.84	\$ 134,161.87
11/6/24	110624-2		Tax distributions FY2025	\$ 19,259.90		\$ 153,421.77
11/6/24	110624-2		To move due to other funds to restricted cash	\$ 6,363.17		\$ 159,784.94
11/6/24	110624-2		To move due to other funds to restricted cash		\$ 6,363.17	\$ 153,421.77
11/7/24	100074	US Bank	Invoice: 7518540 (Reference: Administration Fee.)		\$ 4,040.63	\$ 149,381.14
11/7/24	100075	Breeze	Invoice: 19696 (Reference: Service Area CDD.)		\$ 416.67	\$ 148,964.47
11/7/24	100076	Kutak Rock LLP	Invoice: 3469961 (Reference: For Professional Legal Services Rendered 9/5/-9/9/24.) Inv		\$ 3,009.00	\$ 145,955.47
11/7/24	100077	Breeze Connected, LLC, CDD	Invoice: 4181 (Reference: Amenity Manager.) Invoice: 4182 (Reference: Professional Mana		\$ 12,786.26	\$ 133,169.21
11/12/24	111224ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION (Nov 01/24 - Nov 30/24)		\$ 120.24	\$ 133,048.97

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
11/12/24	111224ACH1	Frontier	Phone and Internet 10/15/24 to 11/14/24		\$ 139.48	\$ 132,909.49
11/12/24	111224ACH2	Frontier	Phone and Internet 10/15/24 to 11/14/24		\$ 237.09	\$ 132,672.40
11/13/24	100078	RedTree Landscape Systems	Invoice: 19560 (Reference: Flush cut and remove of (1) pine tree.)		\$ 200.00	\$ 132,472.40
11/13/24	100079	Blue Water Aquatics, Inc.	Invoice: 32581 (Reference: QUARTERLY Fountain Inspection & Cleaning Services.)		\$ 750.00	\$ 131,722.40
11/14/24	111424		Tax distributions FY2025	\$ 133,928.99		\$ 265,651.39
11/14/24	111424		To move due to other funds to restricted cash	\$ 44,247.95		\$ 309,899.34
11/14/24	111424		To move due to other funds to restricted cash		\$ 44,247.95	\$ 265,651.39
11/15/24	100080	Cooper Pools Inc.	Reference: Monthly Commercial Pool Service November 2024. https://clientname(FILLIN).pay		\$ 3,200.00	\$ 262,451.39
11/15/24	100081	DCSI, Inc " Security & Sound"	Reference: Access/ Gate: Service and Control Cards. https://clientname(FILLIN).payableslo		\$ 670.00	\$ 261,781.39
11/15/24	100082	RedTree Landscape Systems			\$ 4,350.00	\$ 257,431.39
11/15/24	100083	Tampa Print Services Inc.	Reference: Letters, Envelopes, Postage. https://clientname(FILLIN).payableslockbox.com/Do		\$ 350.00	\$ 257,081.39
11/21/24	11212ACH	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 9/17/2024 to 10/17/2024		\$ 148.55	\$ 256,932.84
11/21/24	112124ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 9/17/2024 to 10/17/2024		\$ 825.05	\$ 256,107.79
11/21/24	112124		Tax distributions FY2025	\$ 100,124.01		\$ 356,231.80
11/21/24	112124		To move due to other funds to restricted cash	\$ 33,079.34		\$ 389,311.14
11/21/24	112124		To move due to other funds to restricted cash		\$ 33,079.34	\$ 356,231.80
11/22/24	100084	Breeze Connected, LLC, CDD	Invoice: 4210 (Reference: Onsite Salary pay period ending 11/17/24.)		\$ 1,632.62	\$ 354,599.18
11/22/24	100085	RedTree Landscape Systems	Invoice: 19612 (Reference: Dog Park & Foxtail Sod.)		\$ 992.00	\$ 353,607.18
11/22/24	46	William Pellan	BOS Mtg		\$ 184.70	\$ 353,422.48
11/22/24	112224ACH	Engage PEO	BOS MTG 11/07/24		\$ 726.50	\$ 352,695.98
11/22/24	112224ACH01	American Illuminations & Decor	Reference: 2024 Holiday Lighting & Decor (Wreaths & Install). https://clientname(FILLIN).		\$ 5,000.00	\$ 347,695.98
11/26/24			VOID: Funds Transfer	\$ -		\$ 347,695.98
11/26/24	100086	Johnson Engineering, Inc.	Invoice: 49 (Reference: General Engineering Services, Professional Services through Novem		\$ 100.00	\$ 347,595.98
11/26/24	112624	Business Observer	To book returned payment 100059	\$ 45.94		\$ 347,641.92
11/27/24	100087	Kutak Rock LLP	Invoice: 3484692 (Reference: For Professional Legal Services Rendered.) Invoice: 348469		\$ 2,700.00	\$ 344,941.92
11/27/24	100088	RedTree Landscape Systems	Invoice: 19501 (Reference: Monthly Grounds Maintenance.)		\$ 13,675.00	\$ 331,266.92
11/27/24	100089	Turner Pest Control LLC	Invoice: 619828701 (Reference: Commercial Pest Control.)		\$ 107.50	\$ 331,159.42
11/27/24	112724		Tax distributions FY2025	\$ 42,295.78		\$ 373,455.20
11/27/24	112724		To move due to other funds to restricted cash	\$ 13,973.83		\$ 387,429.03
11/27/24	112724		To move due to other funds to restricted cash		\$ 13,973.83	\$ 373,455.20
11/30/24	EOM			\$ 393,539.75	\$ 170,637.84	\$ 373,455.20
12/2/24			Deposit	\$ 68,389.64		\$ 441,844.84
12/2/24	120224ACH	Duke Energy	Summary Bill 10/02/24-11/01/24		\$ 11,795.40	\$ 430,049.44
12/9/24	100091	Breeze	Invoice: 19757 (Reference: Service Area CDD.)		\$ 416.67	\$ 429,632.77
12/9/24	100092	Cooper Pools Inc.	Invoice: 9623 (Reference: QuickPro Roller Assembly.) Invoice: 9624 (Reference: Rerun wi		\$ 4,565.38	\$ 425,067.39
12/9/24	100093	Breeze Connected, LLC	Invoice: 4244 (Reference: Amenity Manager.) Invoice: 4245 (Reference: Professional Mana		\$ 12,477.32	\$ 412,590.07
12/9/24	120924		Tax distributions FY2025	\$1,817,880.60		\$ 2,230,470.67
12/9/24	120924		To move due to other funds to restricted cash	\$ 600,598.08		\$ 2,831,068.75
12/9/24	120924		To move due to other funds to restricted cash		\$ 600,598.08	\$ 2,230,470.67
12/9/24	120924ACH1	Frontier	Phone and Internet 11/15/24 to 12/14/24		\$ 139.48	\$ 2,230,331.19
12/9/24	120924ACH2	Frontier	Phone and Internet 11/15/24 to 12/14/24		\$ 237.09	\$ 2,230,094.10
12/11/24	121124ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION (Dec 01/24 - Dec 31/24)		\$ 120.24	\$ 2,229,973.86
12/13/24	100094	LLS Tax Solutions Inc.	Invoice: 003554 (Reference: Arbitrage Services, Rebate Amount Calculation for the period		\$ 650.00	\$ 2,229,323.86
12/13/24	121324ACH	Engage PEO	VOID: BOS MTG 12/05/23		\$ 172.40	\$ 2,229,151.46
12/13/24	121324ACH1	Heidi Clawson	BOS MTG 6-6-24		\$ 184.70	\$ 2,228,966.76
12/13/24	47	William Pellan	BOS Mtg		\$ 184.70	\$ 2,228,782.06
12/13/24	121324ach3	George Smith, Jr	BOS Mtg 11-27-24		\$ 184.70	\$ 2,228,597.36
12/13/24	121324ach4	John Twomey	BOS MTG 11-7-24		\$ 184.70	\$ 2,228,412.66
12/16/24	100095	Johnson Engineering, Inc.	Invoice: 48 (Reference: Professional Services through August 11, 2024.)		\$ 800.00	\$ 2,227,612.66
12/16/24	121624-1		Tax distributions FY2025	\$ 23,387.86		\$ 2,251,000.52
12/16/24	121624-1		To move due to other funds to restricted cash	\$ 7,726.97		\$ 2,258,727.49
12/16/24	121624-1		To move due to other funds to restricted cash		\$ 7,726.97	\$ 2,251,000.52
12/16/24	121624-2		Tax distributions FY2025	\$ 1,940.75		\$ 2,252,941.27
12/16/24	121624-2		To move due to other funds to restricted cash	\$ 641.19		\$ 2,253,582.46
12/16/24	121624-2		To move due to other funds to restricted cash		\$ 641.19	\$ 2,252,941.27
12/17/24	100096	RedTree Landscape Systems	Invoice: 19797 (Reference: Monthly Grounds Maintenance.) Invoice: 19876 (Reference: Rem		\$ 27,125.00	\$ 2,225,816.27

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
12/17/24	100097	Cooper Pools Inc.	Invoice: 1559 (Reference: COMMERCIAL MAIN DRAIN REPLACEMENT.) Invoice: 9650 (Reference:		\$ 3,860.00	\$ 2,221,956.27
12/17/24	100098	DCSI, Inc " Security & Sound"	Invoice: 32879 (Reference: Camera/DVR Service.) Invoice: 32880 (Reference: Camera/DVR S		\$ 419.00	\$ 2,221,537.27
12/17/24	100099	GHS LLC	Invoice: 2024-697 (Reference: Aquatic Maintenance Program.)		\$ 2,460.00	\$ 2,219,077.27
12/19/24	100100	Breeze Connected, LLC	Invoice: 4295 (Reference: Pay Period ending 12/15/24.)		\$ 1,637.40	\$ 2,217,439.87
12/20/24	122024ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 10/17/2024 to 11/15/2024		\$ 157.59	\$ 2,217,282.28
12/20/24	122024ACH2	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 10/17/2024 to 11/15/2024		\$ 1,393.31	\$ 2,215,888.97
12/26/24	100101	Kutak Rock LLP	Invoice: 3499616 (Reference: For Professional Legal Services Rendered.) Invoice: 349961		\$ 2,467.21	\$ 2,213,421.76
12/30/24	123024ACH	Duke Energy	Summary Bill 11/02/24-12/02/24		\$ 12,108.85	\$ 2,201,312.91
12/31/24	123124ACH1	Engage PEO	BOS MTG Back pay Supervisor Thompson		\$ 141.80	\$ 2,201,171.11
12/31/24	48	Darrell Thompson	bos mtg 12/31/24+backpay		\$ 554.10	\$ 2,200,617.01
12/31/24	EOM			\$2,520,565.09	\$ 693,403.28	\$ 2,200,617.01
1/6/25	100102	Breeze Connected, LLC	Invoice: 4343 (Reference: Amenity Manager.) Invoice: 4344 (Reference: Professional Mana		\$ 12,414.99	\$ 2,188,202.02
1/7/25	100103	Blue Water Aquatics, Inc	Invoice: 32898 (Reference: Fountain Service.)		\$ 442.00	\$ 2,187,760.02
1/7/25	100104	S & A Services of the Bay Area	Invoice: 0000088 (Reference: Boardwalk replacement.)		\$ 4,125.00	\$ 2,183,635.02
1/7/25	100105	GHS LLC	Invoice: 2024-755 (Reference: Aquatic Maintenance Program.)		\$ 2,460.00	\$ 2,181,175.02
1/7/25	100106	Business Observer	Invoice: 24-02276P (Reference: Board of Supervisors Meeting on January 6, 2025.)		\$ 65.63	\$ 2,181,109.39
1/7/25	100107	Cooper Pools Inc.	Invoice: 70 (Reference: Monthly Commercial Pool Service January 2025.)		\$ 3,200.00	\$ 2,177,909.39
1/8/25	010825ACH1	Frontier	Phone and Internet 12/15/24 to 01/14/25		\$ 139.48	\$ 2,177,769.91
1/8/25	010825ACH2	Frontier	Phone and Internet 12/15/24 to 01/14/25		\$ 237.09	\$ 2,177,532.82
1/8/25	010825-1		Tax distributions FY2025	\$ 2,123.75		\$ 2,179,656.57
1/8/25	010825-1		To move due to other funds to restricted cash	\$ 701.66		\$ 2,180,358.23
1/8/25	010825-1		To move due to other funds to restricted cash		\$ 701.66	\$ 2,179,656.57
1/8/25	010825-2		Tax distributions FY2025	\$ 26,815.41		\$ 2,206,471.98
1/8/25	010825-2		To move due to other funds to restricted cash	\$ 8,859.37		\$ 2,215,331.35
1/8/25	010825-2		To move due to other funds to restricted cash		\$ 8,859.37	\$ 2,206,471.98
1/8/25	010825-3		Tax distributions FY2025	\$ 8,422.10		\$ 2,214,894.08
1/8/25	010825-3		To move due to other funds to restricted cash	\$ 2,782.53		\$ 2,217,676.61
1/8/25	010825-3		To move due to other funds to restricted cash		\$ 2,782.53	\$ 2,214,894.08
1/10/25	100108	RedTree Landscape Systems	Invoice: 20132 (Reference: Monthly Grounds Maintenance.)		\$ 14,085.25	\$ 2,200,808.83
1/10/25	11025ACH1	Engage PEO	BOS MTG 08/21/24		\$ 233.60	\$ 2,200,575.23
1/10/25	11025ACH2	Heidi Clawson	BOS MTG 8-21-24		\$ 184.70	\$ 2,200,390.53
1/10/25	49	Darrell Thompson	bos mtg 8/21/24+backpay		\$ 554.10	\$ 2,199,836.43
1/10/25	11025ACH4	John Twomey	BOS MTG 8/21-24		\$ 184.70	\$ 2,199,651.73
1/10/25	01125ACH5	George Smith, Jr	BOS MTG 08/21/24		\$ 184.70	\$ 2,199,467.03
1/10/25			Deposit	\$ 675.00		\$ 2,200,142.03
1/14/25	011425ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION Jan 01/25 - Jan 31/25		\$ 120.24	\$ 2,200,021.79
1/15/25	11525	Wendi Agans	Returned Item check 793 account closed		\$ 50.00	\$ 2,199,971.79
1/16/25	100109	Business Observer	Invoice: 24-01834P (Reference: Public Hearing on November 7, 2024 Rule Development Publish		\$ 45.94	\$ 2,199,925.85
1/17/25	011725ACH	Engage PEO	BOS MTG 01/06/25		\$ 203.00	\$ 2,199,722.85
1/17/25	011725ACH2	Heidi Clawson	BOS MTG 8-21-24		\$ 184.70	\$ 2,199,538.15
1/17/25	50	William Pellan	BOS Mtg 1-6-25		\$ 184.70	\$ 2,199,353.45
1/17/25	011725ACH3	George Smith, Jr	BOS Mtg 1-6-25		\$ 184.70	\$ 2,199,168.75
1/17/25	51	Darrell Thompson	bos mtg 1-6-25		\$ 184.70	\$ 2,198,984.05
1/17/25	011725ACH4	John Twomey	BOS MTG 1-6-25		\$ 184.70	\$ 2,198,799.35
1/21/25	100110	Breeze	Invoice: 19926 (Reference: Service Area CDD.)		\$ 416.67	\$ 2,198,382.68
1/21/25	012125ACH	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 11/15/2024 to 12/17/2024		\$ 148.55	\$ 2,198,234.13
1/21/25	012125ACH1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 11/15/2024 to 12/17/2024		\$ 1,339.19	\$ 2,196,894.94
1/24/25	100111	Breeze Connected, LLC	Invoice: 4354 (Reference: Gulf Coast - Ad rule devop hearing.) Invoice: 4358 (Reference		\$ 1,621.01	\$ 2,195,273.93
1/25/25	012525ACH	Duke Energy	Summary Bill 12/02/24-1/02/25		\$ 3,702.57	\$ 2,191,571.36
1/27/25	100112	Fencing Life LLC	Invoice: 2411-0618-3757 (Reference: RESET 397' OF 60" BLACK ALUMINUM FENCE DUE TO STORM DA		\$ 2,179.48	\$ 2,189,391.88
1/31/25	EOM			\$ 50,379.82	\$ 61,604.95	\$ 2,189,391.88
2/3/25	100113	Fencing Life LLC	Invoice: 2411-0618-7877 (Reference: RESET 300' SEMTEK FENCE LINE DUE TO STORM DAMAGE.)		\$ 2,086.00	\$ 2,187,305.88
2/3/25	100114	Turner Pest Control LLC	Invoice: 620002931 (Reference: Commercial Pest Control - Monthly Service.)		\$ 100.00	\$ 2,187,205.88
2/4/25	100115	Kutak Rock LLP	Invoice: 3514002 (Reference: For Professional Legal Services Rendered.) Invoice: 351404		\$ 3,851.00	\$ 2,183,354.88
2/4/25	100116	US Bank	Invoice: 7588231 (Reference: Trustee fees and incidental expenses-12/01/2024 to 11/30/2025		\$ 4,040.63	\$ 2,179,314.25
2/7/25	100117	Breeze Connected, LLC	Invoice: 4389 (Reference: Website Management Services Oct - Jan.)		\$ 166.68	\$ 2,179,147.57

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
2/7/25	020725ACH1	Engage PEO	BOS MTG 10/03/25		\$ 172.40	\$ 2,178,975.17
2/7/25	020725ACH2	George Smith, Jr	BOS MTG 10/03/24		\$ 184.70	\$ 2,178,790.47
2/7/25	020725ACH3	Heidi Clawson	BOS MTG 10/03/24		\$ 184.70	\$ 2,178,605.77
2/7/25	020725ACH4	John Twomey	BOS MTG 10/03/24		\$ 184.70	\$ 2,178,421.07
2/7/25	52	William Pellan	BOS MTG 10/03/24		\$ 184.70	\$ 2,178,236.37
2/10/25	021025ACH	Frontier	Phone and Internet 01/15/25 to 02/14/25		\$ 149.48	\$ 2,178,086.89
2/10/25	021025ACH1	Frontier	Phone and Internet 01/15/25 to 02/14/25		\$ 247.28	\$ 2,177,839.61
2/10/25	100118	Breeze Connected, LLC	Invoice: 4424 (Reference: Professional Management, General Administration, Construction Ac		\$ 4,041.67	\$ 2,173,797.94
2/10/25	100119	Breeze	Invoice: 20074 (Reference: Service Area CDD.)		\$ 416.67	\$ 2,173,381.27
2/10/25	100120	10 Minute Locksmith	Invoice: 279547-1 (Reference: Commercial Lock Re-key.)		\$ 400.08	\$ 2,172,981.19
2/12/25	100121	DCSI, Inc " Security & Sound"	Invoice: 33088 (Reference: Camera/DVR Service.)		\$ 145.00	\$ 2,172,836.19
2/12/25	100122	RedTree Landscape Systems	Invoice: 20523 (Reference: Flush cut and remove diseased tree at Sunlake Blvd.) Invoice		\$ 19,643.09	\$ 2,153,193.10
2/12/25	021225-1		Tax distributions FY2025	\$ 1,142.13		\$ 2,154,335.23
2/12/25	021225-1		To move due to other funds to restricted cash	\$ 377.34		\$ 2,154,712.57
2/12/25	021225-1		To move due to other funds to restricted cash		\$ 377.34	\$ 2,154,335.23
2/12/25	021225-2		Tax distributions FY2025	\$ 26,959.25		\$ 2,181,294.48
2/12/25	021225-2		To move due to other funds to restricted cash	\$ 8,906.89		\$ 2,190,201.37
2/12/25	021225-2		To move due to other funds to restricted cash		\$ 8,906.89	\$ 2,181,294.48
2/13/25	100123	Breeze Connected, LLC	Invoice: 4422 (Reference: Amenity Manager.)		\$ 6,839.92	\$ 2,174,454.56
2/18/25	100124	Blue Water Aquatics, Inc	Invoice: 32990 (Reference: Fountain Inspection & Cleaning Services.)		\$ 750.00	\$ 2,173,704.56
2/18/25	100125	RedTree Landscape Systems	Invoice: 19342 (Reference: Arbor Care.)		\$ 43,350.00	\$ 2,130,354.56
2/18/25	100126	Turner Pest Control LLC	Invoice: 620228398 (Reference: Commercial Pest Control - Monthly Service.)		\$ 100.00	\$ 2,130,254.56
2/18/25	021825ACH	Duke Energy	Summary Bill 12/03/24 to 02/03/2025		\$ 20,887.05	\$ 2,109,367.51
2/19/25	100127	Cooper Pools Inc	Invoice: 109 (Reference: Monthly Commercial Maintenance February 2025.)		\$ 3,267.83	\$ 2,106,099.68
2/21/25	022125ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 12/17/2024 to 1/16/2025		\$ 996.43	\$ 2,105,103.25
2/21/25	022125ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 12/17/2024 to 1/16/2025		\$ 175.67	\$ 2,104,927.58
2/21/25	022125ACH11	John Twomey	BOS MTG 2/6/25		\$ 184.70	\$ 2,104,742.88
2/21/25	54	Darrell Thompson	BOS MTG 2/6/25		\$ 184.70	\$ 2,104,558.18
2/21/25	022125ACH13	George Smith, Jr	BOS MTG 2/6/25		\$ 184.70	\$ 2,104,373.48
2/21/25	53	William Pellan	BOS MTG 2/6/25		\$ 184.70	\$ 2,104,188.78
2/21/25	022125ACH14	Heidi Clawson	BOS MTG 2/6/25		\$ 184.70	\$ 2,104,004.08
2/21/25	022125ACH15	Engage PEO	BOS MTG 2/6/25		\$ 203.00	\$ 2,103,801.08
2/28/25	100128	S & A Services of the Bay Area	Invoice: 0000103 (Reference: Mailbox area repair across from Amenity Center.) Invoice:		\$ 9,498.00	\$ 2,094,303.08
2/28/25	100129	GHS LLC	Invoice: 2025-149 (Reference: Aquatic Maintenance Program.)		\$ 2,460.00	\$ 2,091,843.08
2/28/25	100130	RedTree Landscape Systems	Invoice: 20784 (Reference: Landscape Construction.) Invoice: 20790 (Reference: Flush cu		\$ 1,850.00	\$ 2,089,993.08
2/28/25	100131	Pasco County BOCC	Invoice: 2025000680 (Reference: Inspection and reinspection.)		\$ 75.00	\$ 2,089,918.08
2/28/25	EOM			\$ 37,385.61	\$ 136,859.41	\$ 2,089,918.08
3/4/25	100132	RedTree Landscape Systems	Invoice: 20922 (Reference: Monthly Grounds Maintenance.)		\$ 14,085.25	\$ 2,075,832.83
3/5/25	030525ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION Feb 01/25 - Feb 28/25		\$ 120.24	\$ 2,075,712.59
3/7/25	100133	Breeze Connected, LLC	Invoice: 4510 (Reference: Amenity Manager.) Invoice: 4511 (Reference: Professional Mana		\$ 10,881.59	\$ 2,064,831.00
3/10/25	100134	Blue Water Aquatics, Inc	Invoice: 33051 (Reference: Fountain Troubleshooting Services & Capacitor.)		\$ 171.00	\$ 2,064,660.00
3/10/25	100135	Breeze	Invoice: 20204 (Reference: Service Area CDD.)		\$ 416.67	\$ 2,064,243.33
3/11/25	031125ACH	Long Lake Ranch CDD C/O US BANK	Due to DS Series 2014, 2015, 2016		\$ 731,810.68	\$ 1,332,432.65
3/11/25	03112025-1		Tax distributions FY2025	\$ 6,232.88		\$ 1,338,665.53
3/11/25	03112025-1		To move due to other funds to restricted cash	\$ 2,059.23		\$ 1,340,724.76
3/11/25	03112025-1		To move due to other funds to restricted cash		\$ 2,059.23	\$ 1,338,665.53
3/11/25	031125ACH1	Frontier	Phone and Internet 02/15/25 to 03/14/25		\$ 260.46	\$ 1,338,405.07
3/11/25	03112025-2		Tax distributions FY2025	\$ 1,506.59		\$ 1,339,911.66
3/11/25	03112025-2		To move due to other funds to restricted cash	\$ 497.76		\$ 1,340,409.42
3/11/25	03112025-2		To move due to other funds to restricted cash		\$ 497.76	\$ 1,339,911.66
3/11/25	031125ACH2	Frontier	Phone and Internet 02/15/25 to 03/14/25		\$ 149.48	\$ 1,339,762.18
3/12/25	100136	Kutak Rock LLP	Invoice: 3527968 (Reference: For Professional Legal Services Rendered.) Invoice: 352796		\$ 6,575.27	\$ 1,333,186.91
3/12/25	100137	Johnson Engineering, Inc.	Invoice: 50 (Reference: Professional Services through February 9, 2025.)		\$ 1,000.00	\$ 1,332,186.91
3/13/25	3132025		Fraud ACH received, returned on 03/14/25		\$ 10,500.00	\$ 1,321,686.91
3/14/25	100138	Piper Fire Protection, LLC	Invoice: 102332 (Reference: Annual Backflow Inspection.) Invoice: 102331 (Reference: An		\$ 396.00	\$ 1,321,290.91
3/14/25	03132024R		Fraud ACH received, returned on 03/14/25	\$ 10,500.00		\$ 1,331,790.91

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
3/19/25	100139	Cooper Pools Inc	Invoice: 2025-222 (Reference: Monthly Commercial Maintenance March 2025.)		\$ 3,200.00	\$ 1,328,590.91
3/19/25	100140	S & A Services of the Bay Area	Invoice: 0000114 (Reference: Removed 2x8x4? long rotted piece of lumber.) Invoice: 0000		\$ 3,200.00	\$ 1,325,390.91
3/19/25	100141	GHS LLC	Invoice: 2025-190 (Reference: February 2025 Aquatic Maintenance Program.)		\$ 2,460.00	\$ 1,322,930.91
3/19/25	100120CR	10 Minute Locksmith	Returned strongroom ACH payment 100120, paid on 02/10/25	\$ 400.08		\$ 1,323,330.99
3/21/25	032125ACH	Engage PEO	BOS MTG 3/6/25		\$ 203.00	\$ 1,323,127.99
3/21/25	32125ACH1	Heidi Clawson	BOS MTG 3/6/25		\$ 184.70	\$ 1,322,943.29
3/21/25	55	William Pellan	BOS MTG 3/6/25		\$ 184.70	\$ 1,322,758.59
3/21/25	32125ACH2	George Smith, Jr	BOS MTG 3/6/25		\$ 184.70	\$ 1,322,573.89
3/21/25	56	Darrell Thompson	BOS MTG 3/6/25		\$ 184.70	\$ 1,322,389.19
3/21/25	32125ACH3	John Twomey	BOS MTG 3/6/25		\$ 184.70	\$ 1,322,204.49
3/25/25	032525ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 1/16/2025 to 2/17/2025		\$ 1,384.29	\$ 1,320,820.20
3/25/25	032525ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 1/16/2025 to 2/17/2025		\$ 166.63	\$ 1,320,653.57
3/31/25	EOM			\$ 21,196.54	\$ 790,461.05	\$ 1,320,653.57
4/3/25	100142	Kutak Rock LLP	Invoice: 3540022 (Reference: General prof Legal services.) Invoice: 3540023 (Reference:		\$ 3,156.50	\$ 1,317,497.07
4/4/25	040425ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION Mar 01/25 - Mar 31/25		\$ 120.24	\$ 1,317,376.83
4/7/25	100143	American Illuminations & Decor	Invoice: 80 (Reference: Year 2 of 4- Premium Permanent RGB Track Lighting.)		\$ 16,734.37	\$ 1,300,642.46
4/7/25	100144	GHS LLC	Invoice: 2025-240 (Reference: March 2025 Aquatic Maintenance.)		\$ 2,460.00	\$ 1,298,182.46
4/7/25	100145	RedTree Landscape Systems	Invoice: 21418 (Reference: Monthly Grounds Maintenance.)		\$ 14,085.25	\$ 1,284,097.21
4/9/25	040925-1		Tax distributions FY2025	\$ 27,916.14		\$ 1,312,013.35
4/9/25	040925-1		To move due to other funds to restricted cash	\$ 9,223.04		\$ 1,321,236.39
4/9/25	040925-1		To move due to other funds to restricted cash		\$ 9,223.04	\$ 1,312,013.35
4/9/25	040925-2		Tax distributions FY2025	\$ 6,463.96		\$ 1,318,477.31
4/9/25	040925-2		To move due to other funds to restricted cash	\$ 2,135.59		\$ 1,320,612.90
4/9/25	040925-2		To move due to other funds to restricted cash		\$ 2,135.59	\$ 1,318,477.31
4/10/25	041025ACH1	Frontier	Phone and Internet 3/15/25 to 04/14/25		\$ 260.46	\$ 1,318,216.85
4/10/25	041025ACH2	Frontier	Phone and Internet 03/15/25 to 04/14/25		\$ 149.48	\$ 1,318,067.37
4/15/25	100146	Turner Pest Control LLC	Invoice: 620452468 (Reference: Commercial Pest Control - Monthly Service.)		\$ 55.00	\$ 1,318,012.37
4/17/25	041725-01		To book fraudulent ACH	\$ 0.32		\$ 1,318,012.69
4/17/25	041725-01		To book fraudulent ACH returned		\$ 0.32	\$ 1,318,012.37
4/17/25	041725-01		To book fraudulent ACH	\$ 0.58		\$ 1,318,012.95
4/17/25	041725-01		To book fraudulent ACH returned		\$ 0.58	\$ 1,318,012.37
4/17/25	041725-01		To book fraudulent ACH	\$ 0.22		\$ 1,318,012.59
4/17/25	041725-01		To book fraudulent ACH returned		\$ 0.22	\$ 1,318,012.37
4/17/25	041725-01		To book fraudulent ACH	\$ 0.06		\$ 1,318,012.43
4/17/25	041725-01		To book fraudulent ACH returned		\$ 0.06	\$ 1,318,012.37
4/18/25	041825ACH	Duke Energy	Summary Bill Feb 4 - Mar 3 2025 and Mar 3 - April 1 2025		\$ 26,531.88	\$ 1,291,480.49
4/21/25	042125ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION Apr 01/25 - Apr 30/25		\$ 120.24	\$ 1,291,360.25
4/21/25	042125ACH1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 02/17/25 - 03/19/25		\$ 1,239.97	\$ 1,290,120.28
4/21/25	042125ACH2	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 02/17/25-03/19/25		\$ 166.63	\$ 1,289,953.65
4/25/25	1926	Cooper Pools Inc	Monthly Commercial Maintenance		\$ 3,200.00	\$ 1,286,753.65
4/25/25	1925	Pasco County Property Appraiser	Property Tax		\$ 150.00	\$ 1,286,603.65
4/30/25	EOM			\$ 45,739.91	\$ 79,789.83	\$ 1,286,603.65
5/7/25	050725ach1	Engage PEO	BOS MTG 5/7/25		\$ 757.10	\$ 1,285,846.55
5/7/25	57	William Pellan	BOS MTG 5/7/25		\$ 184.70	\$ 1,285,661.85
5/7/25	58	Darrell Thompson	BOS MTG 5/7/25		\$ 184.70	\$ 1,285,477.15
5/13/25	051325-01		Tax distributions FY2025	\$ 3,373.47		\$ 1,288,850.62
5/13/25	051325-01		To move due to other funds to restricted cash	\$ 1,114.54		\$ 1,289,965.16
5/13/25	051325-01		To move due to other funds to restricted cash		\$ 1,114.54	\$ 1,288,850.62
5/13/25	051325-02		Tax distributions FY2025	\$ 3,242.35		\$ 1,292,092.97
5/13/25	051325-02		To move due to other funds to restricted cash	\$ 1,071.22		\$ 1,293,164.19
5/13/25	051325-02		To move due to other funds to restricted cash		\$ 1,071.22	\$ 1,292,092.97
5/13/25	051325-03		Tax distributions FY2025	\$ 106.36		\$ 1,292,199.33
5/13/25	051325-03		To move due to other funds to restricted cash	\$ 35.14		\$ 1,292,234.47
5/13/25	051325-03		To move due to other funds to restricted cash		\$ 35.14	\$ 1,292,199.33
5/20/25	5/20/25	10 Minute Locksmith	Commercial Lock Re-key.		\$ 400.08	\$ 1,291,799.25
5/20/25			Funds Transfer		\$ 18,895.36	\$ 1,272,903.89

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
5/20/25			Funds Transfer	\$ 18,895.36		\$ 1,291,799.25
5/20/25			Funds Transfer		\$ 2,042,256.87	\$ (750,457.62)
5/22/25			Funds Transfer	\$ 750,955.17		\$ 497.55
5/22/25			Funds Transfer	\$ 6.55		\$ 504.10
5/31/25	EOM			\$ 778,800.16	\$ 2,064,899.71	\$ 504.10

New Register for Bank Account After al Funds Transferred

						\$ 1,207,196.87
6/1/25	ACH 6/1/25	Frontier	Phone and Internet 4/15-5/14/25		\$ 260.46	\$ 1,206,936.41
6/1/25	6/1/25	Frontier	Phone and Internet 4/15-5/14/25		\$ 149.48	\$ 1,206,786.93
6/2/25	ACH 6/2/25	Frontier	Phone and Internet 5/15-6/14/25		\$ 278.57	\$ 1,206,508.36
6/2/25	ACH 6/2/25	Frontier	Phone and Internet 5/15-6/14/25		\$ 10.00	\$ 1,206,498.36
6/4/25	1002	GHS LLC	June 2025 Aquatic Maintenance.		\$ 2,460.00	\$ 1,204,038.36
6/4/25	1003	RedTree Landscape Systems	Monthly Grounds Maintenance.		\$ 14,085.25	\$ 1,189,953.11
6/4/25	1004	Business Observer	Board of Supervisors Meeting on May 27, 2025.		\$ 61.25	\$ 1,189,891.86
6/4/25	1005	Cooper Pools Inc	Reference: Monthly Commercial Maintenance April 2025. https://clientname(FILLIN).payableslockbo...		\$ 3,200.00	\$ 1,186,691.86
6/4/25	6/4/25	Mike Fasano. Pasco County Tax Collector			\$ 673.29	\$ 1,186,018.57
6/5/25	1007	Cooper Pools Inc			\$ 6,943.85	\$ 1,179,074.72
6/5/25			Funds Transfer	\$ 1,058.20		\$ 1,180,132.92
6/6/25	1009	Anchor Stone Management, LLC	Invoice for payroll		\$ 2,993.24	\$ 1,177,139.68
6/6/25	1010	Fencing Life LLC	Fence Repair		\$ 873.36	\$ 1,176,266.32
6/6/25	6/6/25	Duke Energy	Summary Bill Apr 2 - May 1 2025		\$ 13,817.49	\$ 1,162,448.83
6/9/25	ACH 6/9/25	Frontier	Phone and Internet 5/15-6/14/25		\$ 165.72	\$ 1,162,283.11
6/11/25			Deposit	\$ 3,821.15		\$ 1,166,104.26
6/13/25	1011	Business Observer	Board of Supervisors Meeting on July 8		\$ 131.26	\$ 1,165,973.00
6/16/25	1012	Anchor Stone Management, LLC	Invoice for payroll		\$ 6,642.64	\$ 1,159,330.36
6/16/25			Deposit	\$ 9,228.63		\$ 1,168,558.99
6/18/25			Funds Transfer		\$ 2,000.00	\$ 1,166,558.99
6/18/25			Service Charge		\$ 321.16	\$ 1,166,237.83
6/26/25	6/26/25	Pasco County Utilities Services Branch			\$ 2,613.24	\$ 1,163,624.59
6/26/25	6/26/25	Pasco County Utilities Services Branch			\$ 383.19	\$ 1,163,241.40
				\$ 14,107.98	\$ 58,063.45	\$ 1,163,241.40
			Reserve Balance			\$ 1,278,814.89
6/30/25				\$ 14,107.98	\$ 58,063.45	\$ 2,442,056.29
7/1/25	1013	Anchor Stone Management, LLC	Invoice for ;On Sight Employees		\$ 3,319.07	\$ 1,159,922.33
7/1/25	1014	Anchor Stone Management, LLC	Management Fees		\$ 2,916.67	\$ 1,157,005.66
7/1/25	5003	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION July 1035669		\$ 120.24	\$ 1,156,885.42
7/1/25	7/1/2025 ACH	Duke Energy	Summary Bill May 2 - Jun 2		\$ 13,839.34	\$ 1,143,046.08
7/2/25	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
7/2/25	7/2/2025 ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION June - 983645		\$ 120.24	\$ 1,142,805.60
7/2/25	1015	DynamicMedia	Sirius Subscription 7/2/25-7/2/26 1703811		\$ 371.40	\$ 1,142,434.20
7/2/25	1016	GHS LLC	July 2025 Aquatic Maintenance.		\$ 2,460.00	\$ 1,139,974.20
7/2/25	1018	Cooper Pools Inc	Pool Maintenance		\$ 3,200.00	\$ 1,136,774.20
7/2/25	1019	GHS LLC	Invoice 2025-295,2025-321 (partial pay) , 2025-320		\$ 5,660.00	\$ 1,131,114.20
7/2/25	7/2/25	DCSI, Inc " Security & Sound"	Reference: Camera/DVR Service,		\$ 435.00	\$ 1,130,679.20
7/2/25	7/2/25	DCSI, Inc " Security & Sound"	Reference: Camera/DVR Service,		\$ 145.00	\$ 1,130,534.20
7/2/25	7/2/25	DCSI, Inc " Security & Sound"	Reference: Camera/DVR Service,		\$ 379.00	\$ 1,130,155.20
7/2/25	7/2/25	DCSI, Inc " Security & Sound"	Reference: Camera/DVR Service,		\$ 145.00	\$ 1,130,010.20
7/8/25	071125ACH	Engage PEO	BOS MTG 7/3/25		\$ 511.20	\$ 1,129,499.00
7/9/25			Service Charge		\$ 321.16	\$ 1,129,177.84
7/10/25			Funds Transfer		\$ 1,000.00	\$ 1,128,177.84
7/10/25	7/10/2025 ACH	Frontier	Phone and Internet 6/15 - 7/14/25		\$ 260.56	\$ 1,127,917.28
7/10/25	7/10/2025 ACH	Frontier	Phone and Internet 6/15-7/14/25		\$ 145.99	\$ 1,127,771.29
7/14/25	7/14/25	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION July		\$ 35.00	\$ 1,127,736.29
7/15/25	5001	Anchor Stone Management, LLC	Invoice for On Sight Employees & Rebursement for Alpha Graphics Deposit		\$ 7,084.97	\$ 1,120,651.32
7/15/25			Funds Transfer		\$ 2,000.00	\$ 1,118,651.32

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
7/18/25			Funds Transfer		\$ 2,000.00	\$ 1,116,651.32
7/23/25	7/23/25	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 5-19-6/18/25		\$ 175.67	\$ 1,116,475.65
7/23/25	7/23/25	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 5/19-6/18/25		\$ 1,050.55	\$ 1,115,425.10
7/28/25	5004	Cooper Pools Inc	Invoice 2025-789, 911, 922, 929		\$ 3,299.84	\$ 1,112,125.26
7/28/25	5005	DCSI, Inc " Security & Sound"	Invoice 33873, 33872		\$ 869.00	\$ 1,111,256.26
7/28/25	5006	Pasco County Tax Collector	Postage		\$ 348.65	\$ 1,110,907.61
7/28/25	5007	Business Observer	Invoice 25-01484P and Invoice 25-01536P		\$ 387.19	\$ 1,110,520.42
7/28/25	5008	RedTree Landscape Systems	Invoice 21069, 21733,21794,30064,30111,30272,30277,30509,30635,306397,30756,30767		\$ 95,681.30	\$ 1,014,839.12
7/28/25	5009	Blue Water Aquatics, Inc	Invoice 33422, 33446		\$ 1,565.00	\$ 1,013,274.12
7/28/25	5010	LLS Tax Solutions Inc.	Reference: Arbitrage Services, Rebate Amount Calculation for the period ended October 8, 2024. ...		\$ 650.00	\$ 1,012,624.12
7/28/25	5011	Pasco County Fire Rescue	Annual Inspection		\$ 100.00	\$ 1,012,524.12
7/28/25	5012	AlphaGraphics Tampa Print	Printing		\$ 760.09	\$ 1,011,764.03
7/28/25	5013	Anchor Stone Management, LLC	Invoice for ;On Sight Employees		\$ 6,428.35	\$ 1,005,335.68
7/30/25			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
7/31/25				\$ 2,055.00	\$ 157,905.72	\$ 2,286,205.68
8/1/25	080125ach	Engage PEO	BOS MTG		726.50	1,006,284.48
8/1/25	62	Darrell Thompson	BOS MTG 7/8/25		184.70	1,006,099.78
8/4/25	080425ach	Duke Energy	Summary Bill 6/3-7/1/25		9,460.34	996,639.44
8/5/25	5014	Anchor Stone Management, LLC	Management Fees		2,916.67	993,722.77
8/5/25	5015	Kai Connected, LLC	Seperation agreement payment		30,072.99	963,649.78
8/5/25	5016	Kutak Rock LLP			4,937.33	958,712.45
8/5/25	5017	Cooper Pools Inc	Pool Maintenance		3,200.00	955,512.45
8/5/25	5018	Blue Water Aquatics, Inc	Reference: Fountain Inspection & Cleaning Services		750.00	954,762.45
8/5/25	5020	Anchor Stone Management, LLC	Invoice for payroll		3,327.20	951,435.25
8/8/25	080825ach	Frontier	Phone and Internet 7/15-8/14/25		265.35	951,169.90
8/8/25	080825ach2	Frontier	Phone and Internet 7/15-8/14/25		150.99	951,018.91
8/13/25	5021	Anchor Stone Management, LLC	Invoice for payroll		6,220.03	944,798.88
8/21/25	082125ach1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 6/18-7/18/25		1,032.51	943,766.37
8/21/25	082125ach2	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 6/18-7/18/25		166.63	943,599.74
8/22/25	5025	GHS LLC	Aquatic Maintenance August		2,460.00	941,139.74
8/22/25	5026	RedTree Landscape Systems	Irrigation Line Repairs		29.50	941,110.24
8/22/25	082225ach	Engage PEO	BOS 8/7/25		757.10	940,353.14
8/22/25	64	William Pellan	BOS MTG 8/7/25		184.70	940,168.44
8/22/25	65	Darrell Thompson	BOS MTG 8/7/25		184.70	939,983.74
8/22/25	5027	RedTree Landscape Systems	Irrigation Line Repairs		131.55	939,852.19
8/22/25	082225	Florida Department of Revenue	sales taxes		32.20	939,819.99
8/22/25	082225ch	Florida Department of Revenue	sales tax		95.55	939,724.44
8/25/25	5023	RedTree Landscape Systems	Palm Tree Booting/Pool-Clubhouse		1,250.00	938,474.44
8/25/25	082525ach1	Florida Dept of Health in Pasco County	Pool Permit 2025 (Ref ID: 31882107815820)		305.35	938,169.09
8/25/25	082525ach2	Florida Dept of Health in Pasco County	Pool Permit 2025 (Ref ID: 31887507815821)		305.35	937,863.74
8/26/25	082625	Duke Energy	Summary Bill Jul 2-Aug 1		13,536.33	924,327.41
8/27/25	5024	Anchor Stone Management, LLC	Invoice for payroll		6,220.03	918,107.38
8/28/25	5025	GHS LLC	Aquatic Maintenance		2,460.00	915,647.38
8/28/25	5026	Kutak Rock LLP	Professional Legal Services Rendered		3,114.00	912,533.38
8/28/25	5027	Kutak Rock LLP	Professional Legal Services Rendered		1,716.48	910,816.90
8/28/25	5028	Air O Heating & Cooling	Service AC unit		195.00	910,621.90
8/31/25	5034	DCSI, Inc " Security & Sound"	Reference: Camera/DVR Service,		145.00	910,476.90
GENERAL FUND TRANSACTION TOTAL					96,534.08	910,476.90
RESERVE FUND						1,278,814.89
8/31/25						\$ 2,189,291.79

EXHIBIT 13

RETURN TO AGENDA



Long Lake Ranch CDD

9/24/2025 12:45 PM

Register: 1101006 · Southstate Operating 3902

From 08/01/2025 through 08/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/01/2025	080125ach	Engage PEO	1202000 · Accounts Pa...	BOS MTG	726.50			2,285,479.07
08/04/2025	080425ach	Duke Energy	1202000 · Accounts Pa...	Summary Bill ...	9,460.34			2,276,018.73
08/05/2025	5014	Anchor Stone Manag...	2202000 · Account Pa...	Management F...	2,916.67			2,273,102.06
08/05/2025	5015	Kai Connected, LLC	2202000 · Account Pa...	Seperation agr...	30,072.99			2,243,029.07
08/05/2025	5016	Kutak Rock LLP	2202000 · Account Pa...		4,937.33			2,238,091.74
08/05/2025	5017	Cooper Pools Inc	2202000 · Account Pa...	Pool Maintena...	3,200.00			2,234,891.74
08/05/2025	5018	Blue Water Aquatics...	2202000 · Account Pa...	Reference: Fou...	750.00			2,234,141.74
08/05/2025	5019	RedTree Landscape ...	2202000 · Account Pa...	VOID:		X		2,234,141.74
08/05/2025	5020	Anchor Stone Manag...	2202000 · Account Pa...	Invoice for pay...	3,327.20			2,230,814.54
08/08/2025	080825ac...	Frontier	1202000 · Accounts Pa...	Phone and Inte...	150.99	*		2,230,663.55
08/08/2025	080825ach	Frontier	1202000 · Accounts Pa...	Phone and Inte...	265.35	*		2,230,398.20
08/13/2025	5021	Anchor Stone Manag...	2202000 · Account Pa...	Invoice for pay...	6,220.03			2,224,178.17
08/21/2025	082125ac...	Pasco County Utiliti...	1202000 · Accounts Pa...	0 COMMUNL...	1,032.51	*		2,223,145.66
08/21/2025	082125ac...	Pasco County Utiliti...	1202000 · Accounts Pa...	18981 LONG ...	166.63	*		2,222,979.03
08/22/2025	64	William Pellan	1202000 · Accounts Pa...	BOS MTG 8/7...	184.70			2,222,794.33
08/22/2025	65	Darrell Thompson	1202000 · Accounts Pa...	BOS MTG 8/7...	184.70			2,222,609.63
08/22/2025	5025	GHS LLC	1202000 · Accounts Pa...	Aquatic Maint...	2,460.00			2,220,149.63
08/22/2025	5026	RedTree Landscape ...	1202000 · Accounts Pa...	Irrigation Line ...	29.50			2,220,120.13
08/22/2025	5027	RedTree Landscape ...	1202000 · Accounts Pa...	Irrigation Line ...	131.55			2,219,988.58
08/22/2025	082225	Florida Department ...	2202000 · Account Pa...	sales taxes	32.20			2,219,956.38
08/22/2025	082225ach	Engage PEO	1202000 · Accounts Pa...	BOS 8/7/25	757.10	*		2,219,199.28
08/22/2025	082225ch	Florida Department ...	2202000 · Account Pa...	sales tax	95.55			2,219,103.73
08/25/2025	082525ac...	Florida Dept of Heal...	1202000 · Accounts Pa...	Pool Permit 20...	305.35	*		2,218,798.38
08/25/2025	082525ac...	Florida Dept of Heal...	1202000 · Accounts Pa...	Pool Permit 20...	305.35	*		2,218,493.03
08/25/2025	5023	RedTree Landscape ...	1202000 · Accounts Pa...	Palm Tree Boo...	1,250.00			2,217,243.03
08/26/2025	082625	Duke Energy	1202000 · Accounts Pa...	Summary Bill ...	13,536.33	*		2,203,706.70
08/26/2025	082625ach	Duke Energy	1202000 · Accounts Pa...	VOID: Summa...		X		2,203,706.70
08/27/2025	5024	Anchor Stone Manag...	2202000 · Account Pa...	Invoice for pay...	6,220.03			2,197,486.67
08/28/2025	5025	GHS LLC	1202000 · Accounts Pa...	Aquatic Maint...	2,460.00			2,195,026.67
08/28/2025	5026	Kutak Rock LLP	1202000 · Accounts Pa...	Professional Le...	3,114.00			2,191,912.67
08/28/2025	5027	Kutak Rock LLP	1202000 · Accounts Pa...	Professional Le...	1,716.48			2,190,196.19
08/28/2025	5028	Air O Heating & Co...	2202000 · Account Pa...	Service AC unit	195.00			2,190,001.19
08/31/2025	5034	DCSI, Inc " Security ...	2202000 · Account Pa...	Reference: Ca...	145.00			2,189,856.19



Gross to Net Register

Long Lake Ranch CDD

Payroll # 202510 | Pay Date 08/01/2025 | 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	08-01-2025	REG	REG HRS	P-1	1.00	200.0000	200.00
	1365386	SAL	SALARY	P-2	0.00	200.0000	0.00
		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:	Net Pay:
200.00		0.00	200.00	0.00	15.30	184.70	
George E Smith Jr A06912	08-01-2025	REG	REG HRS	P-1	1.00	200.0000	200.00
	1365387	SAL	SALARY	P-2	0.00	200.0000	0.00
		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:	Net Pay:
200.00		0.00	200.00	0.00	15.30	184.70	
Darrell Thompson A20542	08-01-2025	REG	REG HRS	P-1	1.00	200.0000	200.00
	63	SAL	SALARY	P-2	0.00	200.0000	0.00
		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:	Net Pay:
200.00		0.00	200.00	0.00	15.30	184.70	
John Twomey R17989	08-01-2025	REG	REG HRS	P-1	1.00	200.0000	200.00
	1365388	SAL	SALARY	P-2	0.00	200.0000	0.00
		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:	Net Pay:
200.00		0.00	200.00	0.00	15.30	184.70	



Gross to Net Register

Long Lake Ranch CDD

Payroll # 202510 | Pay Date 08/01/2025 | 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:
Sub Totals : Department - ***	800.00	0.00	800.00	0.00		61.20	738.80



Gross to Net Register

Long Lake Ranch CDD

Payroll # 202510 | Pay Date 08/01/2025 | 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:	800.00	0.00	800.00	0.00		61.20	738.80

637

DPFG

250 International Pkwy
Suite 208
Lake Mary, FL 32746

Invoice No 118704

Invoice Total \$726.50

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
gbennett-parker-637-4-3-0
Page 1

Client ID 637

Long Lake Ranch Community Development District

Should ship via USPS TO Employee

(All Locations)

Invoice No 118704
Invoice Total \$726.50

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
gbennett-parker-637-4-3-0
Page 2



Invoice **118704**
Date **08/01/2025**

Pay Period Ending **07/31/2025**
Control Number **637-202510**

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

GROSS WAGES	800.00
SOCIAL SECURITY & MEDICARE	61.20
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 A20542 THOMPSON DARRE	
SUB-TOTAL ..	726.50
TOTAL INVOICE	726.50

PAID - Ref XXXXXXXXXXXXXXX902 726.50
Do Not Remit Payment



Payroll Register

Long Lake Ranch CDD

Payroll # 202510 | Pay Date 08/01/2025 - Sorted by Department by Employee Name

Clawson, Heidi A

19588 Long Lake Ranch Blvd
LUTZ, FL 33558

Employee ID Y06910
Dept W/C
FLSA Non-Exempt
PayGrd \$200.00 Monthly
Salary

Hire 12-01-2020
Term Review
Employee No
Gender F
DOB 01-10-1971

Title Board Member
Status ACT
Type FT
EEO ADMINISTRATIVE SUPPORT

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	MJ-0		#####8939	#####	C	Balance

Direct Deposit

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
SALARY U	0.00	0.00	0.00	8.00	FEDERAL INCOME T FICA - MEDICARE FICA - OASDI Total Deductions	0.00	0.00	0.00	0.00	000311	1365386	0.00	184.70	
U\$	0.00	0.00	0.00	1,600.00		2.90	2.90	2.90	26.10					
REGULAR (HRS) H	1.00	1.00	1.00	1.00		12.40	12.40	12.40	111.60					
H\$	200.00	200.00	200.00	200.00										
Totals H	1.00	1.00	1.00	1.00										
H\$	200.00	200.00	200.00	200.00										
Totals U	0.00	0.00	0.00	8.00										
U\$	0.00	0.00	0.00	1,600.00										
Net Totals	184.70	184.70	184.70	1,662.30										
										Paid Time Off				
										DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00	0.00

Smith Jr, George E

1530 Fox Grape Loop
LUTZ, FL 33558

Employee ID A06912
Dept W/C
FLSA Non-Exempt
PayGrd \$200.00 Monthly
Salary

Hire 12-01-2020
Term Review
Employee No
Gender M
DOB 02-06-1963

Title Board Member
Status ACT
Type FT
EEO ADMINISTRATIVE SUPPORT

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	SS-0		#####3649	#####	C	Balance

Direct Deposit



Payroll Register

Long Lake Ranch CDD

Payroll # 202510 | Pay Date 08/01/2025 - Sorted by Department by Employee Name

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
SALARY U	0.00	0.00	0.00	7.00	FEDERAL INCOME T FICA - MEDICARE FICA - OASDI Total Deductions	0.00	0.00	0.00	0.00	000308	1365387	0.00	184.70	
U\$	0.00	0.00	0.00	1,400.00		2.90	2.90	2.90	23.20					
REGULAR (HRS) H	1.00	1.00	1.00	1.00		12.40	12.40	12.40	99.20					
H\$	200.00	200.00	200.00	200.00		Paid Time Off								
Totals H	1.00	1.00	1.00	1.00										
H\$	200.00	200.00	200.00	200.00										
Totals U	0.00	0.00	0.00	7.00										
U\$	0.00	0.00	0.00	1,400.00										
Net Totals	184.70	184.70	184.70	1,477.60										
										DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00	0.00

Thompson, Darrell

18184 Roseate Dr	Employee ID	A20542	Hire	12-01-2024
LUTZ, FL 33558	Dept	W/C	FL8810	Term Review
Title Board Member	FLSA	Non-Exempt	Employee No	
Status ACT	PayGrd		Gender M	
Type V	Salary	\$200.00 Hourly	DOB	07-08-1948
EEO ADMINISTRATIVE SUPPORT				

Tax Filing Info

Direct Deposit

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	MJ-0					

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
SALARY U	0.00	0.00	0.00	8.00	FEDERAL INCOME T FICA - MEDICARE FICA - OASDI Total Deductions	0.00	0.00	0.00	0.00	000309	63	184.70	0.00	
U\$	0.00	0.00	0.00	1,600.00		2.90	2.90	2.90	26.10	Paid Time Off				
REGULAR (HRS) H	1.00	1.00	1.00	1.00		12.40	12.40	12.40	111.60					
H\$	200.00	200.00	200.00	200.00		15.30	15.30	15.30	137.70					
Totals H	1.00	1.00	1.00	1.00										
H\$	200.00	200.00	200.00	200.00										
Totals U	0.00	0.00	0.00	8.00										
U\$	0.00	0.00	0.00	1,600.00										
Net Totals	184.70	184.70	184.70	1,662.30										
										DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00	0.00



Payroll Register

Long Lake Ranch CDD

Payroll # 202510 | Pay Date 08/01/2025 - Sorted by Department by Employee Name

Twomey, John

1564 Weather Vane Ln	Employee ID R17989	Hire 06-01-2024
LUTZ, FL 33558	Dept W/C FL8810	Term Review
Title Board Member	FLSA Non-Exempt	Employee No
Status ACT	PayGrd	Gender M
Type FT	Salary \$200.00 Monthly	DOB 12-09-1970
EEO ADMINISTRATIVE SUPPORT		

Tax Filing Info

Direct Deposit

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	SS-0		#####1679	#####	C	Balance

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT
SALARY U	0.00	0.00	0.00	8.00	FEDERAL INCOME T FICA - MEDICARE FICA - OASDI Total Deductions	0.00 2.90 12.40 15.30	0.00 2.90 12.40 15.30	0.00 2.90 12.40 15.30	0.00 26.10 111.60 137.70	000310	1365388	0.00	184.70
U\$	0.00	0.00	0.00	1,600.00									
REGULAR (HRS) H	1.00	1.00	1.00	1.00									
H\$	200.00	200.00	200.00	200.00									
Totals H	1.00	1.00	1.00	1.00									
H\$	200.00	200.00	200.00	200.00									
Totals U	0.00	0.00	0.00	8.00									
U\$	0.00	0.00	0.00	1,600.00									
Net Totals	184.70	184.70	184.70	1,662.30									

Totals for Department : (None) - (None)

Earnings

Deductions

Paid Time Off

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
SALARY U	0.00	0.00	0.00	31.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	Total PTO	0.00	0.00	0.00	0.00
U\$	0.00	0.00	0.00	6,200.00	FICA - MEDICARE	11.60	11.60	11.60	101.50					
REGULAR (HRS) H	4.00	4.00	4.00	4.00	FICA - OASDI	49.60	49.60	49.60	434.00					
H\$	800.00	800.00	800.00	800.00	Total Deductions	61.20	61.20	61.20	535.50					
Totals H	4.00	4.00	4.00	4.00										
H\$	800.00	800.00	800.00	800.00										
Totals U	0.00	0.00	0.00	31.00										
U\$	0.00	0.00	0.00	6,200.00										
Net Totals	738.80	738.80	738.80	6,464.50										



Payroll Register

Long Lake Ranch CDD

Payroll # 202510 | Pay Date 08/01/2025 - 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	0.00	0.00	0.00	31.00										
U\$	0.00	0.00	0.00	6,200.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	Total PTO	0.00	0.00	0.00	0.00
REGULAR (HRS) H	4.00	4.00	4.00	4.00	FICA - MEDICARE	11.60	11.60	11.60	101.50					
H\$	800.00	800.00	800.00	800.00	FICA - OASDI	49.60	49.60	49.60	434.00					
Totals H	4.00	4.00	4.00	4.00	Total Deductions	61.20	61.20	61.20	535.50					
H\$	800.00	800.00	800.00	800.00										
Totals U	0.00	0.00	0.00	31.00										
U\$	0.00	0.00	0.00	6,200.00										
Net Totals	738.80	738.80	738.80	6,464.50										

Total Employee Count : 4



Page 1 of 11

Bill date Jul 10, 2025
For service Jun 3 - Jul 1
29 days

Collective account number **9300 0001 2497**

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

9460.34 → after pmtr
credits /
cleared
Bank

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.80
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	279.11
910089634607	2091 SERENOA DR LUTZ FL 33558	30.80
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.80
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.80

Late payments are subject to a 1.0% late charge.



Collective account number
9300 0001 2497

\$13,446.11
by Jul 31

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

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

88930000012497000660000000000000134461100013446113

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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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 eight times from time to time. That's a normal part of the energy measuring process.

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	318.47
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	309.63
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	216.75
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	526.55
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	34.03
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,678.33
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	626.25
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	30.80
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	466.02

Account Number	Service Address	Totals
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	\$13,446.11



Billing details

Account Information	Billing Details			Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23	\$30.00
	Meter Number: 4513470	Energy Charge	6.06	
	Bill Period: Jun 03 - Jul 01	Fuel Charge	1.96	
	Present Read: 2820	Asset Securitization Charge	0.09	
	Previous Read: 2770	Minimum Bill Adjustment	4.66	\$0.80
	Billed Usage: 50			
	Billed kWh 50.000			
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	\$30.80
		Total		
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23	\$271.89
	Meter Number: 1049037	Energy Charge	190.19	
	Bill Period: Jun 03 - Jul 01	Fuel Charge	61.54	
	Present Read: 95255	Asset Securitization Charge	2.93	
	Previous Read: 93687			\$7.22
	Billed Usage: 1568			
	Billed kWh 1568.000			
		Regulatory Assessment Fee	0.24	
		Gross Receipts Tax	6.98	\$279.11
		Total		
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23	\$30.00
	Meter Number: 8246384	Energy Charge	4.37	
	Bill Period: Jun 03 - Jul 01	Fuel Charge	1.41	
	Present Read: 1916	Asset Securitization Charge	0.07	
	Previous Read: 1880	Minimum Bill Adjustment	6.92	\$0.80
	Billed Usage: 36			
	Billed kWh 36.000			
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	\$30.80
		Total		
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23	\$30.00
	Meter Number: 3410166	Energy Charge	1.80	
	Bill Period: Jun 03 - Jul 01	Fuel Charge	0.59	
	Present Read: 1586	Asset Securitization Charge	0.03	
	Previous Read: 1571	Minimum Bill Adjustment	10.35	\$0.80
	Billed Usage: 15			
	Billed kWh 15.000			
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	\$30.80
		Total		
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	\$30.00
	Meter Number: 4463323	Energy Charge	3.39	
	Bill Period: Jun 03 - Jul 01	Fuel Charge	1.10	
	Present Read: 906	Asset Securitization Charge	0.05	
	Previous Read: 878	Minimum Bill Adjustment	8.23	
	Billed Usage: 28			
	Billed kWh 28.000			

Billing details - continued

Account Information	Billing Details		Amounts
	Regulatory Assessment Fee	0.03	\$0.80
	Gross Receipts Tax	0.77	
	Total		\$30.80
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: Jun 03 - Jul 01	Fuel Charge	2.08
	Present Read: 2303	Asset Securitization Charge	0.10
	Previous Read: 2250	Minimum Bill Adjustment	4.16
	Billed Usage: 53		
	Billed kWh 53.000		
	Regulatory Assessment Fee	0.03	\$0.80
	Gross Receipts Tax	0.77	
	Total		\$30.80
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 4465473	Energy Charge	218.83
	Bill Period: Jun 03 - Jul 01	Fuel Charge	70.81
	Present Read: 99606	Asset Securitization Charge	3.37
	Previous Read: 97802		
	Billed Usage: 1804		
	Billed kWh 1804.000		
	Regulatory Assessment Fee	0.27	\$8.23
	Gross Receipts Tax	7.96	
	Total		\$318.47
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: Jun 03 - Jul 01	Energy Charge	151.74
	54W MITCH LED PT 38	Fuel Charge	85.88
	CLR	Asset Securitization Charge	1.14
	SV FLAGLER ACR 2,205	54W MITCH LED PT CLR	33.96
	9500L	SV FLAGLER ACR 9500L	716.40
		54W MITCH LED PT CLR	4.08
		SV FLAGLER ACR 9500L	129.15
		16 DEC CNCRT W/DEC BS/ WSHNGTN	548.49
	Regulatory Assessment Fee	1.46	\$7.63
	Gross Receipts Tax	6.17	
	Total		\$1,680.32
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.85
	Bill Period: Jun 03 - Jul 01	Energy Charge	323.36
	49W TRADITIONAL 17	Fuel Charge	183.03
	LED	Asset Securitization Charge	2.44
	54W MITCH LED PT 133	50MTCHTR III3K THRBM	16.98
	CLR	50 MTCHT III 3K TH	21.44
	54W MITCH LED 38	50 MTCH III 3K F	64.32
	TOPHAT	54W MITCH LED TOPHAT	33.96
	50 MTCH III 3K F 57	54W MITCH LED PT CLR	118.86
	50 MTCHT III 3K TH 19		



Billing details - continued

Account Information	Billing Details			Amounts
	50MTCHTR III3K	19	213W LED SHBX BNZIII	14.42
	THRBM		SV FLAGLER ACR 9500L	1,050.72
	213W LED SHBX	75	SV DRC27500	132.00
	BNZIII		49W TRADITIONAL LED	6.95
	SV DRC27500	1,188	SV DRC27500	31.79
	SV FLAGLER ACR	3,234	SV FLAGLER ACR 9500L	189.42
	9500L		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
			16 DEC CNCRT W/DEC BS/	945.27
			WSHNGTN	
			35 TT CNCRT/N-FLD	88.68
			MOUNT/1-4FIX	
			Regulatory Assessment Fee	2.84
			Gross Receipts Tax	13.11
			Total	\$3,274.08
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.23
	Meter Number:	8246383	Energy Charge	4.24
	Bill Period:	Jun 03 - Jul 01	Fuel Charge	1.37
	Present Read:	1469	Asset Securitization Charge	0.07
	Previous Read:	1434	Minimum Bill Adjustment	7.09
	Billed Usage:	35		
	Billed kWh	35.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.23
	Meter Number:	1049785	Energy Charge	212.40
	Bill Period:	Jun 03 - Jul 01	Fuel Charge	68.73
	Present Read:	111371	Asset Securitization Charge	3.27
	Previous Read:	109620		
	Billed Usage:	1751		
	Billed kWh	1751.000		
			Regulatory Assessment Fee	0.26
			Gross Receipts Tax	7.74
			Total	\$309.63
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
	Meter Number:	4451364	Energy Charge	144.83
	Bill Period:	Jun 03 - Jul 01	Fuel Charge	46.86
	Present Read:	104202	Asset Securitization Charge	2.23
	Previous Read:	103008		
	Billed Usage:	1194		
	Billed kWh	1194.000		

Billing details - continued

Account Information	Billing Details		Amounts
	Regulatory Assessment Fee	0.18	\$5.60
	Gross Receipts Tax	5.42	
	Total		\$216.75
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
	Meter Number: 2778290	Energy Charge	370.21
	Bill Period: Jun 03 - Jul 01	Fuel Charge	119.79
	Present Read: 118622	Asset Securitization Charge	5.71
	Previous Read: 115570		
	Billed Usage: 3052		
	Billed kWh 3052.000	Regulatory Assessment Fee	0.45
		Gross Receipts Tax	13.16
	Total		\$526.55
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 8263689	Energy Charge	5.45
	Bill Period: Jun 03 - Jul 01	Fuel Charge	1.77
	Present Read: 1747	Asset Securitization Charge	0.08
	Previous Read: 1702	Minimum Bill Adjustment	5.47
	Billed Usage: 45		
	Billed kWh 45.000	Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.77
	Total		\$30.80
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 8246382	Energy Charge	7.64
	Bill Period: Jun 03 - Jul 01	Fuel Charge	2.47
	Present Read: 1660	Asset Securitization Charge	0.12
	Previous Read: 1597	Minimum Bill Adjustment	2.54
	Billed Usage: 63		
	Billed kWh 63.000	Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.77
	Total		\$30.80
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 4470114	Energy Charge	4.24
	Bill Period: Jun 03 - Jul 01	Fuel Charge	1.37
	Present Read: 1691	Asset Securitization Charge	0.07
	Previous Read: 1656	Minimum Bill Adjustment	7.09
	Billed Usage: 35		
	Billed kWh 35.000	Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.77
	Total		\$30.80
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 4522761	Energy Charge	4.24
	Bill Period: Jun 03 - Jul 01	Fuel Charge	1.37

Billing details - continued

Account Information	Billing Details			Amounts
	Present Read:	1577	Asset Securitization Charge	0.07
	Previous Read:	1542	Minimum Bill Adjustment	7.09
	Billed Usage:	35		
	Billed kWh	35.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.85
	Bill Period:	Jun 03 - Jul 01	Energy Charge	287.31
	50 OTRAD BLK III 3K	17	Fuel Charge	162.62
	54W MITCH LED PT	57	Asset Securitization Charge	2.17
	CLR		50 OTRAD BLK III 3K	8.32
	50 MTCHR III 3K RBM	38	50 MTCHT III 3K TH	21.44
	50 MTCHT III 3K TH	19	50 MTCHR III 3K RBM	33.96
	SV FLAGLER ACR	4,116	54W MITCH LED PT CLR	50.94
	9500L		SV FLAGLER ACR 9500L	1,337.28
			SV FLAGLER ACR 9500L	241.08
			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
			Regulatory Assessment Fee	2.81
			Gross Receipts Tax	11.65
			Total	\$3,245.07
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	11.89
	Bill Period:	Jun 03 - Jul 01	Fuel Charge	3.85
	Present Read:	5007	Asset Securitization Charge	0.18
	Previous Read:	4909		
	Billed Usage:	98		
	Billed kWh	98.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.85
			Total	\$34.03
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	1,208.16
	Bill Period:	Jun 03 - Jul 01	Fuel Charge	390.93
	Present Read:	475707	Asset Securitization Charge	18.63
	Previous Read:	465747		
	Billed Usage:	9960		
	Billed kWh	9960.000		
			Regulatory Assessment Fee	1.42
			Gross Receipts Tax	41.96
				\$43.38

INVOICE

Number: 8

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
8/1/2025	District Management Services	1,250.00
8/1/2025	District Management Services Contractual Credit	(1,250.00)
8/1/2025	Administrative	833.33
8/1/2025	Accounting Services	833.33
8/1/2025	Assessment Revenue Collection and Reporting	416.67
8/1/2025	Field Service	416.67
8/1/2025	Dissemination Agent	416.67
TOTAL		2,916.67



KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 29, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3598649

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3598649
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

06/03/25	S. Sandy	Prepare for board meeting
06/04/25	S. Sandy	Prepare for board meeting
06/05/25	S. Sandy	Prepare for and attend board meeting; conduct follow up regarding same
06/06/25	D. Wilbourn	Prepare fiscal year budget documents
06/08/25	S. Sandy	Review FY 2026 proposed budget and assessments; prepare remaining documents for same
06/12/25	S. Sandy	Conduct meeting follow up; prepare notice of amenity privileges reinstatement and license agreement with Peter Chow
06/16/25	S. Sandy	Confer with Thibault regarding tennis license agreement; conduct meeting follow up
06/16/25	S. Sandy	Confer with Clawson regarding license agreement
06/17/25	S. Sandy	Confer with Chow regarding license agreement
06/30/25	S. Sandy	Send Thibault license agreement with Chow; confer with Clawson regarding same

KUTAK ROCK LLP

Long Lake Ranch CDD

July 29, 2025

Client Matter No. 12123-2

Invoice No. 3598649

Page 2

TOTAL FOR SERVICES RENDERED	\$2,150.00
-----------------------------	------------

TOTAL CURRENT AMOUNT DUE	<u>\$2,150.00</u>
--------------------------	-------------------

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 29, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3598648

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3598648

12123-1

Re: General Counsel

For Professional Legal Services Rendered

05/23/25	S. Sandy	2.40	732.00	Prepare district and amenity management agreements with Anchor Stone; confer with Lyalina regarding same; confer with Burt and Thibault regarding status of transition; follow up regarding Pasquariello amenity suspension letter
05/29/25	S. Sandy	1.20	366.00	Review and revise amenity management agreement; confer with Lyalina regarding same; review status of transferred funds
06/02/25	S. Sandy	0.30	91.50	Follow up regarding management transition
06/03/25	S. Sandy	2.20	671.00	Prepare for and attend call with Anchor Management regarding status of transition; conduct follow up regarding same; confer with Pasquariello regarding amenity suspension; confer with board regarding same

KUTAK ROCK LLP

Long Lake Ranch CDD
July 29, 2025
Client Matter No. 12123-1
Invoice No. 3598648
Page 2

06/06/25	D. Wilbourn	0.40	74.00	Prepare notice of reinstatement of amenity privileges
06/11/25	S. Sandy	0.20	61.00	Review Kai final payment information and back up; confer with Thibault and Lyalina regarding same
06/16/25	S. Sandy	0.20	61.00	Confer with Clawson regarding transition status of management contracts
06/17/25	S. Sandy	0.10	30.50	Conduct follow up regarding management transition
06/20/25	S. Sandy	0.90	274.50	Review status of management transition; follow up with Thibault and Lyalina regarding same; confer with Burt regarding same
06/26/25	S. Sandy	0.40	122.00	Follow up and confer with Thibault and Lyalina regarding management transition
06/27/25	S. Sandy	0.70	213.50	Confer with Lyalina regarding final Kai invoice review; review final management agreements
06/30/25	S. Sandy	0.20	61.00	Confer with Clawson regarding outstanding Kai invoices
TOTAL HOURS		9.20		

KUTAK ROCK LLP

Long Lake Ranch CDD
July 29, 2025
Client Matter No. 12123-1
Invoice No. 3598648
Page 3

TOTAL FOR SERVICES RENDERED \$2,758.00

DISBURSEMENTS

Freight and Postage 29.33

TOTAL DISBURSEMENTS 29.33

TOTAL CURRENT AMOUNT DUE \$2,787.33

UNPAID INVOICES:

May 6, 2025	Invoice No. 3564925	2,136.00
May 31, 2025	Invoice No. 3570538	800.50
July 8, 2025	Invoice No. 3594021	5,497.90

TOTAL DUE \$11,221.73

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.: 2025-980
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

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

Total

\$3,200.00

Ways to pay



[View and pay](#)

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 33919
DATE 08/01/2025
TERMS Net 45
DUE DATE 09/15/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
07/16/2025	Fountain Inspection & PM Cleaning	Quarterly Fountain Inspection & Preventative Maintenance Cleaning Services Service Report Attached	1	750.00	750.00
07/18/2025	Fountain Services	Fountain Service Call (No Charge) Report Attached	1	0.00	0.00

SUBTOTAL	750.00
TAX	0.00
TOTAL	750.00
BALANCE DUE	\$750.00

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
8/1/2025	Original Invoice Paid 7/1/2025	(3,319.07)
TOTAL		3,327.20



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
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7/1/2025	Facility Attendant - 32 Hours @ \$25/HR (06/16/2025 - 06/29/2025) - Lisa	800.00
7/1/2025	Management Fee (06/16/2025 - 06/29/2025)	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) - CONTRACTUAL LIMIT	0.00
TOTAL		3,319.07

VOID





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
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

LONG LAKE RANCH COMMUNITY
255 PRIMERA BLVD STE 160
LAKE MARY FL 32746

1013

PAY TO THE
ORDER OF

Anchor Stone Management

DATE

\$ 3,319.07

Three thousand three Hundred Nineteen

07

DOLLARS



Printed by
Machine
Do not
alter

 SOUTH STATE
BANK

FOR Invoice 3

Ratna Thant



LONG LAKE RANCH

Account Number:
813-949-6028-061521-5
PIN:
8323

Billing Date:
Aug 15, 2025
Billing Period:
Aug 15 - Sep 14, 2025

Hi LONG LAKE RANCH,

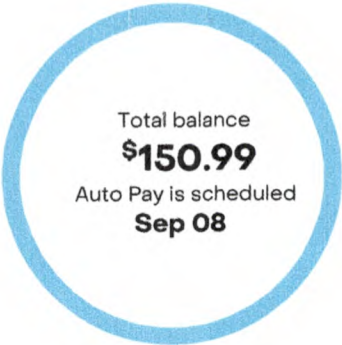
Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

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

Service summary

	Previous month	Current month
Internet	\$150.99	\$150.99
Total services	\$150.99	\$150.99
Total balance		\$150.99



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

6790 0107 DY RP 15 08172025 NNNNNNNN 01 999817

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.

7520058139496028061521000000000000000150995



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

Billing Date:
Aug 15, 2025

PIN:
8323

Billing Period:
Aug 15 - Sep 14, 2025

WAYS TO PAY YOUR BILL



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Auto Pay at frontier.com/autopay



Download the
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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:
813-949-6028-061521-5

PIN:
8323

Billing Date:
Aug 15, 2025

Billing Period:
Aug 15 - Sep 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

08.15-09.14	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$25.00

Internet Total	\$150.99
-----------------------	-----------------

Total current month charges	\$150.99
------------------------------------	-----------------

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
PIN:
8323

Billing Date:
Aug 15, 2025
Billing Period:
Aug 15 - Sep 14, 2025



**LONG LAKE RANCH**

Account Number:

813-406-4423-061521-5

PIN:

8336

Billing Date:

Jul 15, 2025

Billing Period:

Jul 15 - Aug 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	\$260.56
Payment received by Jul 15, thank you	-\$260.56

Service summary

	Previous month	Current month
Bundle	\$237.95	↑\$242.96
Taxes and Fees	\$22.61	↓\$22.39
Total services	\$260.56	\$265.35
Total balance		\$265.35

Total balance

\$265.35

Auto Pay is scheduled

Aug 08

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

6790 0107 NO RP 15 07152025 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.

7720058134064423061521000000000000000265355



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

Billing Date:
Jul 15, 2025

PIN:
8336

Billing Period:
Jul 15 - Aug 14, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
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Download the
MyFrontier[®] app



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



PAYING YOUR BILL

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



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

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

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



Bundle

Monthly Charges

07.15-08.14	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$25.00
	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		\$242.96



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$8.64
Federal USF Recovery Charge	\$3.24
Federal Excise Tax	\$0.40
Federal Taxes	\$12.28
FL State Communications Services Tax	\$5.12
County Communications Services Tax	\$2.53
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	\$10.11

Taxes and Fees Total **\$22.39**

Total current month charges **\$265.35**

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 \$114.36 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 this bill, your Static IP product has increased to \$25.00 per month, per line. Questions? Please contact customer service.

Starting in August, the Road Recovery surcharge will increase to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to frontier.com/taxes-and-surcharges.





LONG LAKE RANCH

Account Number:

813-406-4423-061521-5

PIN:

8336

Billing Date:

Jul 15, 2025

Billing Period:

Jul 15 - Aug 14, 2025

Frontier Com of America

813-406-4423

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Jun 21	8:28A	2.0	DD	INDIANAPLS IN 317-658-0325	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day



Caller Summary Report

Phone #	Calls	Minutes	Amount
813-406-4423	1	2	\$0.00
Total	1	2	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	1	2	\$0.00
Total	1	2	\$0.00

INVOICE

Number: 9

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
8/13/2025	Amenity Manager - Salaried (7/28/2025 - 8/10/2025) - Bill	3,327.20
8/13/2025	General Maintenance Attendant - 40 Hours @ \$25/HR (7/28/2025 - 8/10/2025) - Steve	1,000.00
8/13/2025	Seasonal Pool Monitor / Facility Attendant - 40.5 Hours @ \$25/HR (7/28/2025 - 8/10/2025) - Noah	1,012.50
8/13/2025	Seasonal Pool Monitor / Facility Attendant - .75 Hours @ \$25/HR (7/28/2025 - 8/10/2025) - Steve	18.75
8/13/2025	Facility Attendant - 32 Hours @ \$25/HR (7/28/2025 - 8/10/2025) - Lisa	800.00
8/13/2025	Management Fee (7/28/2025 - 8/10/2025)	61.58
TOTAL		6,220.03





Outlook

FW: Time Cards 7/28/2025 — 8/10/2025

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

Date Mon 8/11/2025 10:34 AM

To James Paleveda <james@anchorstonemgt.com>

Have a great week, James!

Bill

From: Long Lake Ranch CDD

Sent: Monday, July 28, 2025 10:57 AM

To: James Paleveda <James@AnchorstoneMgt.com>

Subject: RE: Time Cards 7/14/2025 — 7/27/2025

Lisa:

7/19 12:15pm-8:30pm 8
7/20 12:30pm-8:30pm 8
7/26 12:30pm-8:30pm 8
7/27 12:30pm-8:30pm 8 = 32.25 hours

Steve:

7/28 6:00am-10:00am 4
7/29 6:00am-10:00am 4
7/30 6:00am-10:30am 4
7/31 6:00am-10:00am 4
8/1 6:00am-10:00am 4
8/4 6:00am-10:00am 4
8/5 6:00am-10:00am 4
8/6 6:00am-10:00am 4
8/7 6:00am-10:00am 4
8/8 6:00am-10:00am 4 = 40 hours

Noah:

7/28 4:00pm-8:30pm 4.5
7/29 4:00pm-8:30pm 4.5
7/30 4:00pm-8:30pm 4.5
7/31 4:00pm-8:30pm 4.5
8/1 4:00pm-8:30pm 4.5
8/4 4:00pm-8:30pm 4.5
8/5 4:00pm-8:30pm 4.5
8/7 4:00pm-8:30pm 4.5
8/8 4:00pm-8:30pm 4.5 = 40.5 Hours

Bill : 80 hours

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								



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: 22803970

Billing Date: 8/4/2025

Billing Period: 6/18/2025 to 7/18/2025

Account #	Customer #
0928090	01307800
Please use the 15-digit number below when making a payment through your bank	
092809001307800	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	6/18/2025	26795	7/18/2025	26943	30	148

Usage History

Water	Irrigation
July 2025	148
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

Transactions

Previous Bill	1,050.55
Payment 07/21/25	-1,050.55 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 73.0 Thousand Gals X \$9.02	658.46
Total Current Transactions	1,032.51
TOTAL BALANCE DUE	\$1,032.51

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 1,032.51

Total Balance Due \$1,032.51
Due Date 8/21/2025

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

**The Total Due will be electronically
transferred on 08/21/2025.**

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: **18981 LONG LAKE RANCH BOULEVARD**

Bill Number: 22803975

Billing Date: 8/4/2025

Billing Period: 6/18/2025 to 7/18/2025

Account #	Customer #
0928725	01307800
Please use the 15-digit number below when making a payment through your bank	
092872501307800	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	6/18/2025	433	7/18/2025	436	30	3

Usage History

	Water
July 2025	3
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

Transactions

Previous Bill	175.67
Payment 07/21/25	-175.67 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1	3.0 Thousand Gals X \$2.10 6.30
Sewer	
Sewer Base Charge	99.71
Sewer Charges	3.0 Thousand Gals X \$6.94 20.82
Total Current Transactions	166.63
TOTAL BALANCE DUE	\$166.63

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 pascoeasyway.pascocountyfl.net

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



Account # 0928725
Customer # 01307800
Balance Forward 0.00
Current Transactions 166.63

Total Balance Due \$166.63
Due Date 8/21/2025

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

**The Total Due will be electronically
transferred on 08/21/2025.**

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



Gross to Net Register

Long Lake Ranch CDD

Payroll # 202512 | Pay Date 08/22/2025 | 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	08-22-2025	SAL	SALARY	P-1	1.00	200.0000	200.00
	1374088	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	08-22-2025	SAL	SALARY	P-1	1.00	200.0000	200.00
	64	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	
George E Smith Jr A06912	08-22-2025	SAL	SALARY	P-1	1.00	200.0000	200.00
	1374089	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	
Darrell Thompson A20542	08-22-2025	SAL	SALARY	P-1	1.00	200.0000	200.00
	65	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	08-22-2025	SAL	SALARY	P-1	1.00	200.0000	200.00
	1374090	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 to Net Register

Long Lake Ranch CDD

Payroll # 202512 | Pay Date 08/22/2025 | 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:
	200.00	0.00	200.00	0.00		15.30	184.70
Sub Totals : Department - ***	Gross Pay:	Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
	1000.00	0.00	1000.00	0.00		76.50	923.50



Gross to Net Register

Long Lake Ranch CDD

Payroll # 202512 | Pay Date 08/22/2025 | 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:	1000.00	0.00	1000.00	0.00		76.50	923.50

637

DPFG

250 International Pkwy
Suite 208
Lake Mary, FL 32746

Invoice No 119162

Invoice Total \$757.10

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

engpbartholomew-637-5-3-0

Page 1

Client ID 637

Long Lake Ranch Community Development District

Should ship via USPS TO Employee

(All Locations)

Invoice No 119162
Invoice Total \$757.10

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
engpbartholomew-637-5-3-0



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

Invoice **119162**

Date **08/22/2025**

Pay Period Ending **08/31/2025**
Control Number **637-202512**

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

PAID - Ref
Do Not Remit Payment

XXXXXXXXXXXXX902

757.10



Payroll Register

Long Lake Ranch CDD

Payroll # 202512 | Pay Date 08/22/2025 - Sorted by Department by Employee Name

Clawson, Heidi A

19588 Long Lake Ranch Blvd	Employee ID Y06910	Hire 12-01-2020
LUTZ, FL 33558	Dept W/C FL8810	Term Review
Title Board Member	FLSA Non-Exempt	Employee No
Status ACT	PayGrd	Gender F
Type FT	Salary \$200.00 Monthly	DOB 01-10-1971
EEO ADMINISTRATIVE SUPPORT		

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	MJ-0		#####8939	#####	C	Balance

Direct Deposit

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
SALARY U	1.00	1.00	1.00	9.00	FEDERAL INCOME T FICA - MEDICARE FICA - OASDI Total Deductions	0.00	0.00	0.00	0.00	000316	1374088	0.00	184.70	
U\$	200.00	200.00	200.00	1,800.00		2.90	5.80	5.80	29.00					
REGULAR (HRS) H	0.00	1.00	1.00	1.00		12.40	24.80	24.80	124.00					
H\$	0.00	200.00	200.00	200.00										
Totals H	0.00	1.00	1.00	1.00										
H\$	0.00	200.00	200.00	200.00						Paid Time Off				
										DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
Totals U	1.00	1.00	1.00	9.00						Total PTO	0.00	0.00	0.00	0.00
U\$	200.00	200.00	200.00	1,800.00										
Net Totals	184.70	369.40	369.40	1,847.00										

Pellán, William

19078 Long Lake Ranch Blvd	Employee ID Z06911	Hire 12-01-2020
LUTZ, FL 33558	Dept W/C FL8810	Term Review
Title Board Member	FLSA Non-Exempt	Employee No
Status ACT	PayGrd	Gender M
Type FT	Salary \$200.00 Monthly	DOB 11-21-1968
EEO ADMINISTRATIVE SUPPORT		

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	SS-0					

Direct Deposit



Payroll Register

Long Lake Ranch CDD

Payroll # 202512 | Pay Date 08/22/2025 - Sorted by Department by Employee Name

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
SALARY U	1.00	1.00	1.00	8.00	FEDERAL INCOME T FICA - MEDICARE FICA - OASDI Total Deductions	0.00 2.90 12.40 15.30	0.00 2.90 12.40 15.30	0.00 2.90 12.40 15.30	0.00 23.20 99.20 122.40	000317	64	184.70	0.00	
U\$	200.00	200.00	200.00	1,600.00										
Totals U	1.00	1.00	1.00	8.00										
U\$	200.00	200.00	200.00	1,600.00										
Net Totals	184.70	184.70	184.70	1,477.60										
										Paid Time Off				
										DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00	0.00

Smith Jr, George E

1530 Fox Grape Loop

Employee ID A06912

Hire 12-01-2020

LUTZ, FL 33558

Dept
W/C FL8810

Term
Review

Title Board Member

Status ACT

Type FT

EEO ADMINISTRATIVE SUPPORT

FLSA Non-Exempt

PayGrd

Salary \$200.00 Monthly

Employee No

Gender M

DOB 02-06-1963

Tax Filing Info

Direct Deposit

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	SS-0		#####3649	#####	C	Balance

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
SALARY U	1.00	1.00	1.00	8.00	FEDERAL INCOME T FICA - MEDICARE FICA - OASDI Total Deductions	0.00	0.00	0.00	0.00	000313	1374089	0.00	184.70	
U\$	200.00	200.00	200.00	1,600.00		2.90	5.80	5.80	26.10					
REGULAR (HRS) H	0.00	1.00	1.00	1.00		12.40	24.80	24.80	111.60					
H\$	0.00	200.00	200.00	200.00										
Totals H	0.00	1.00	1.00	1.00										
H\$	0.00	200.00	200.00	200.00						Paid Time Off				
										DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
Totals U	1.00	1.00	1.00	8.00						Total PTO	0.00	0.00	0.00	0.00
U\$	200.00	200.00	200.00	1,600.00										
Net Totals	184.70	369.40	369.40	1,662.30										



Payroll Register

Long Lake Ranch CDD

Payroll # 202512 | Pay Date 08/22/2025 - Sorted by Department by Employee Name

Thompson, Darrell

18184 Roseate Dr	Employee ID A20542	Hire 12-01-2024
LUTZ, FL 33558	Dept W/C FL8810	Term Review
Title Board Member	FLSA Non-Exempt	Employee No
Status ACT	PayGrd	Gender M
Type V	Salary \$200.00 Hourly	DOB 07-08-1948
EEO ADMINISTRATIVE SUPPORT		

Tax Filing Info

Direct Deposit

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	MJ-0					

Earnings

Deductions

Disbursements

Earnings					Deductions					Paid Time Off				
TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
SALARY U	1.00	1.00	1.00	9.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	000314	65	184.70	0.00	
U\$	200.00	200.00	200.00	1,800.00	FICA - MEDICARE	2.90	5.80	5.80	29.00					
REGULAR (HRS) H	0.00	1.00	1.00	1.00	FICA - OASDI	12.40	24.80	24.80	124.00					
H\$	0.00	200.00	200.00	200.00	Total Deductions	15.30	30.60	30.60	153.00					
Totals H	0.00	1.00	1.00	1.00						Paid Time Off				
H\$	0.00	200.00	200.00	200.00						DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
Totals U	1.00	1.00	1.00	9.00						Total PTO	0.00	0.00	0.00	0.00
U\$	200.00	200.00	200.00	1,800.00										
Net Totals	184.70	369.40	369.40	1,847.00										

Twomey, John

1564 Weather Vane Ln	Employee ID R17989	Hire 06-01-2024
LUTZ, FL 33558	Dept W/C FL8810	Term Review
Title Board Member	FLSA Non-Exempt	Employee No
Status ACT	PayGrd	Gender M
Type FT	Salary \$200.00 Monthly	DOB 12-09-1970
EEO ADMINISTRATIVE SUPPORT		

Tax Filing Info

Direct Deposit

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	SS-0		#####1679	#####	C	Balance



Payroll Register

Long Lake Ranch CDD

Payroll # 202512 | Pay Date 08/22/2025 - Sorted by Department by Employee Name

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
SALARY U	1.00	1.00	1.00	9.00	FEDERAL INCOME T FICA - MEDICARE FICA - OASDI Total Deductions	0.00 2.90 12.40 15.30	0.00 5.80 24.80 30.60	0.00 5.80 24.80 30.60	0.00 29.00 124.00 153.00	000315	1374090	0.00	184.70	
U\$	200.00	200.00	200.00	1,800.00										
REGULAR (HRS) H	0.00	1.00	1.00	1.00										
H\$	0.00	200.00	200.00	200.00										
Totals H	0.00	1.00	1.00	1.00										
H\$	0.00	200.00	200.00	200.00										
Totals U	1.00	1.00	1.00	9.00										
U\$	200.00	200.00	200.00	1,800.00										
Net Totals	184.70	369.40	369.40	1,847.00										
														Paid Time Off
										DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00	0.00

Totals for Department : (None) - (None)

Earnings

Deductions

Paid Time Off

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
SALARY U	5.00	5.00	5.00	43.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	Total PTO	0.00	0.00	0.00	0.00
U\$	1,000.00	1,000.00	1,000.00	8,600.00	FICA - MEDICARE	14.50	26.10	26.10	136.30					
REGULAR (HRS) H	0.00	4.00	4.00	4.00	FICA - OASDI	62.00	111.60	111.60	582.80					
H\$	0.00	800.00	800.00	800.00	Total Deductions	76.50	137.70	137.70	719.10					
Totals H	0.00	4.00	4.00	4.00										
H\$	0.00	800.00	800.00	800.00										
Totals U	5.00	5.00	5.00	43.00										
U\$	1,000.00	1,000.00	1,000.00	8,600.00										
Net Totals	923.50	1,662.30	1,662.30	8,680.90										



Payroll Register

Long Lake Ranch CDD

Payroll # 202512 | Pay Date 08/22/2025 - 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	5.00	5.00	5.00	43.00										
U\$	1,000.00	1,000.00	1,000.00	8,600.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	Total PTO	0.00	0.00	0.00	0.00
REGULAR (HRS) H	0.00	4.00	4.00	4.00	FICA - MEDICARE	14.50	26.10	26.10	136.30					
H\$	0.00	800.00	800.00	800.00	FICA - OASDI	62.00	111.60	111.60	582.80					
Totals H	0.00	4.00	4.00	4.00	Total Deductions	76.50	137.70	137.70	719.10					
H\$	0.00	800.00	800.00	800.00										
Totals U	5.00	5.00	5.00	43.00										
U\$	1,000.00	1,000.00	1,000.00	8,600.00										
Net Totals	923.50	1,662.30	1,662.30	8,680.90										

Total Employee Count : 5



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

Invoice

Date: 8/27/2025
Invoice #: 2025-532

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:
8/27/2025	August 2025

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	66.67%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00

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.: 31038
Terms: Due on receipt
Invoice date: 08/19/2025
Due date: 08/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 7.9.25 *Repairs were made after inspection on zone 1 at the Prime Rose monument sign and pepper grass. Zone 3 replaced the broken and missing maxi jet stakes, and zone 22 replaced the missing maxi jet and drip coupling.		\$0.00	\$0.00
2.		Sales	Maxi Jet	15	\$2.88	\$43.20
3.		Sales	Maxi jet stakes	7	\$2.50	\$17.50
4.		Sales	3/4" Clamps	4	\$0.40	\$1.60
5.		Sales	Drip Coupling	1	\$0.50	\$0.50
6.		Sales	Labor-Technician	1.25	\$55.00	\$68.75
Total						\$131.55



State of Florida
Department of Revenue

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Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 61-8017823328-7**Confirmation Number: 250821893814**

DR15-EZ

Certificate Number

Collection Period

Confirm Date and Time

61-8017823328-7

07/2024 - 09/2024

08/21/2025 12:45:07 PM ET

Location Address

5844 OLD PASCO RD STE 100
WESLEY CHAPEL, FL 33544-4010

LONG LAKE RANCH COMMUNITY
DEVELOPMENT DI
SUNLAKE BLVD
LANDOLAKES, FL 34638-0000

Contact Information

Name	James Paleveda
Phone	(407) 698 - 5350
Email	james@anchorstonemgt.com

Discretionary Sales Surtax Information

Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax		
A.		\$ 0.00
B. Total Discretionary Sales Surtax Due		
B.		\$ 4.60

1. Gross Sales
(Do not include tax) 460.00

2. Exempt Sales
(Include these in Gross Sales, Line 1) 0.00

3. Taxable Sales/Purchases
(Include Internet/Out-of-State Purchases) 460.00

\$ 4. Total Tax Due \$ 32.20
(Include Discretionary Sales Surtax from Line B)

\$ 5. Less Lawful Deductions \$ 0.00

6. Less DOR Credit Memo \$ 0.00

7. Net Tax Due \$ 32.20

8. a. Less (-) Collection Allowance; or if Late, \$ 0.00

8. b. Plus (+) Penalty and Interest \$ 0.00

9. Amount Due With Return \$ 32.20

You have chosen not to donate your collection allowance to education.

Payment you have authorized 0.00



State of Florida
Department of Revenue

[DOR Home](#)

[e-Services Home](#)

[Print Page](#)

[Contacts](#)

[Logout](#)

[Sales Tax - Click for Help](#) MODE: 4

User ID:

FOR YOUR RECORDS ONLY - DO NOT MAIL

Access Source:

61-8017823328-7

Confirmation Number: 250821892944

Certificate Number	Collection Period	Confirm Date and Time
61-8017823328-7	01/2025 - 03/2025	08/21/2025 12:34:59 PM ET

Payment Type:

Additional Payments

LONG LAKE RANCH COMMUNITY DEVELOPMENT DI
5844 OLD PASCO RD STE 100
WESLEY CHAPEL, FL 33544-4010

Debit Date:	8/22/2025
Amount for Check:	\$95.55
Bank Routing Number:	063114030
Bank Account Number:	*****3902
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	LONG LAKE RANCH COMMUNITY DEVELOPMENT DI

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	James Paleveda
Phone Number:	407-698-5350
EMail Address:	james@anchorstonemgt.com

Shima Pakzadian

From: noreply@finit.tylertech.com
Sent: Monday, August 25, 2025 4:19 PM

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

Description	Amount
	\$305.35
Total Amount Paid	\$305.35

Customer Information

Customer Name Long Lake Ranch CDD
Local Reference ID 31882107815820
Receipt Date 8/25/2025
Receipt Time 04:18:54 PM EDT

Payment Information

Payment Type Electronic Check
Account Number *****3902
Order ID 226945460
Name on Account Long Lake Ranch CDD

Billing Information

Billing Address patricia@anchorstonemgt.com
Suite 160
Billing City, State Lake Mary, FL
Billing Zip/Postal Code 32746
Country US
Phone Number 4072219153
This receipt has been emailed to the address below.
Email Address patricia@anchorstonemgt.com

(No subject)

From noreply@finit.tylertech.com <noreply@finit.tylertech.com>

Date Mon 8/25/2025 4:24 PM

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

Description	Amount
	\$305.35
Total Amount Paid	\$305.35

Customer Information

Customer Name	Long Lake Ranch CDD
Local Reference ID	31887507815821
Receipt Date	8/25/2025
Receipt Time	04:24:11 PM EDT

Payment Information

Payment Type	Electronic Check
Account Number	*****3902
Order ID	226945896
Name on Account	Long Lake Ranch CDD

Billing Information

Billing Address	patricia@anchorstonemgt.com
Billing City, State	Suite 160
Billing Zip/Postal Code	Lake Mary, FL
Country	32746
Phone Number	US
This receipt has been emailed to the address below.	4072219153
Email Address	patricia@anchorstonemgt.com

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.: 31091
Terms: Due on receipt
Invoice date: 08/25/2025
Due date: 08/25/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Palm Tree Booting: Pool and Clubhouse Target Area: *At the Pool and Clubhouse. Scope of Work: *Boot (17) Palm trees. *All labor, materials, debris disposal, hauling, and dump fees are included.	1	\$1,250.00	\$1,250.00
Total						\$1,250.00



duke-energy.com
877.372.8477

Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Aug 11, 2025

For service Jul 2 - Aug 1

31 days

Collective account number **9300 0001 2497**

Billing summary

Previous Amount Due	\$13,446.11
Payment Received	-9,460.34
Current Electric Charges	4,845.85
Current Lighting Charges	8,522.06
Other Charges and Credits	-3,985.77
Taxes	168.42
Total Amount Due Sep 02	\$13,536.33

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

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.80
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	295.79
910089634607	2091 SERENOA DR LUTZ FL 33558	30.80
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.80
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80

Late payments are subject to a 1.0% late charge.

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



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

Collective account number
9300 0001 2497

Amount of automatic draft

\$13,536.33
by Sep 2

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

88930000012497000660000398577000095505600013536330

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Account Number	Service Address	Totals
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.80
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	339.76
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,680.72
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,274.92
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.80
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	337.25
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	267.36
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	443.07
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	30.80
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	30.82
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	3,245.82
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	35.16
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,757.69
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	651.70
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	30.80

Account Number	Service Address	Totals
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	415.48
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	360.39
Total Charges		\$13,536.33



Billing details

Account Information	Billing Details			Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 4513470	Energy Charge	6.94	
	Bill Period: Jul 02 - Aug 01	Fuel Charge	2.24	
	Present Read: 2877	Asset Securitization Charge	0.11	
	Previous Read: 2820	Minimum Bill Adjustment	3.39	
	Billed Usage: 57			
	Billed kWh 57.000			
		Regulatory Assessment Fee	0.03	\$0.80
		Gross Receipts Tax	0.77	
			Total	\$30.80
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$288.15
	Meter Number: 1049037	Energy Charge	202.45	
	Bill Period: Jul 02 - Aug 01	Fuel Charge	65.27	
	Present Read: 96918	Asset Securitization Charge	3.11	
	Previous Read: 95255			
	Billed Usage: 1663			
	Billed kWh 1663.000			
		Regulatory Assessment Fee	0.25	\$7.64
		Gross Receipts Tax	7.39	
			Total	\$295.79
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 8246384	Energy Charge	4.62	
	Bill Period: Jul 02 - Aug 01	Fuel Charge	1.49	
	Present Read: 1954	Asset Securitization Charge	0.07	
	Previous Read: 1916	Minimum Bill Adjustment	6.50	
	Billed Usage: 38			
	Billed kWh 38.000			
		Regulatory Assessment Fee	0.03	\$0.80
		Gross Receipts Tax	0.77	
			Total	\$30.80
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 3410166	Energy Charge	1.95	
	Bill Period: Jul 02 - Aug 01	Fuel Charge	0.63	
	Present Read: 1602	Asset Securitization Charge	0.03	
	Previous Read: 1586	Minimum Bill Adjustment	10.07	
	Billed Usage: 16			
	Billed kWh 16.000			
		Regulatory Assessment Fee	0.03	\$0.80
		Gross Receipts Tax	0.77	
			Total	\$30.80
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 4463323	Energy Charge	3.29	
	Bill Period: Jul 02 - Aug 01	Fuel Charge	1.06	
	Present Read: 933	Asset Securitization Charge	0.05	
	Previous Read: 906	Minimum Bill Adjustment	8.28	
	Billed Usage: 27			
	Billed kWh 27.000			



Billing details - continued

Account Information	Billing Details		Amounts
	Regulatory Assessment Fee	0.03	\$0.80
	Gross Receipts Tax	0.77	
	Total		\$30.80
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 915209	Energy Charge	8.78
	Bill Period: Jul 02 - Aug 01	Fuel Charge	2.83
	Present Read: 2375	Asset Securitization Charge	0.13
	Previous Read: 2303	Minimum Bill Adjustment	0.94
	Billed Usage: 72		
	Billed kWh 72.000		
	Regulatory Assessment Fee	0.03	\$0.80
	Gross Receipts Tax	0.77	
	Total		\$30.80
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4465473	Energy Charge	234.46
	Bill Period: Jul 02 - Aug 01	Fuel Charge	75.60
	Present Read: 101532	Asset Securitization Charge	3.60
	Previous Read: 99606		
	Billed Usage: 1926		
	Billed kWh 1926.000		
	Regulatory Assessment Fee	0.29	\$8.78
	Gross Receipts Tax	8.49	
	Total		\$339.76
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.86
	Bill Period: Jul 02 - Aug 01	Energy Charge	152.12
	54W MITCH LED PT 38	Fuel Charge	85.88
	CLR	Asset Securitization Charge	1.14
	SV FLAGLER ACR 2,205	SV FLAGLER ACR 9500L	716.40
	9500L	54W MITCH LED PT CLR	33.96
		54W MITCH LED PT CLR	4.08
		SV FLAGLER ACR 9500L	129.15
		16 DEC CNCRT W/DEC BS/ WSHNGTN	548.49
	Regulatory Assessment Fee	1.46	\$7.64
	Gross Receipts Tax	6.18	
	Total		\$1,680.72
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.86
	Bill Period: Jul 02 - Aug 01	Energy Charge	324.17
	49W TRADITIONAL 17	Fuel Charge	183.03
	LED	Asset Securitization Charge	2.44
	54W MITCH LED PT 133	SV FLAGLER ACR 9500L	1,050.72
	CLR	SV DRC27500	132.00
	54W MITCH LED 38	49W TRADITIONAL LED	6.95
	TOPHAT	213W LED SHBX BNZIII	14.42
	50 MTCH III 3K F 57	54W MITCH LED PT CLR	118.86
	50 MTCHT III 3K TH 19		

Billing details - continued

Account Information	Billing Details			Amounts
	50MTCHTR III3K	19	54W MITCH LED TOPHAT	33.96
	THRBM		50 MTCH III 3K F	64.32
	213W LED SHBX	75	50 MTCHT III 3K TH	21.44
	BNZIII		50MTCHTR III3K THRBM	16.98
	SV DRC27500	1,188	50 MTCHT III 3K TH	2.04
	SV FLAGLER ACR	3,234	50MTCHTR III3K THRBM	2.04
	9500L		SV FLAGLER ACR 9500L	189.42
			SV DRC27500	31.79
			49W TRADITIONAL LED	2.04
			50 MTCH III 3K F	6.12
			54W MITCH LED TOPHAT	4.08
			54W MITCH LED PT CLR	14.28
			213W LED SHBX BNZIII	2.04
			16 DEC CNCRT W/DEC BS/	945.27
			WSHNGTN	
			35 TT CNCRT/N-FLD	88.68
			MOUNT/1-4FIX	
			Regulatory Assessment Fee	2.84
			Gross Receipts Tax	13.13
			Total	\$15.97
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32
	Meter Number: 8246383		Energy Charge	4.62
	Bill Period: Jul 02 - Aug 01		Fuel Charge	1.49
	Present Read: 1507		Asset Securitization Charge	0.07
	Previous Read: 1469		Minimum Bill Adjustment	6.50
	Billed Usage: 38			
	Billed kWh 38.000			
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32
	Meter Number: 1049785		Energy Charge	232.63
	Bill Period: Jul 02 - Aug 01		Fuel Charge	75.01
	Present Read: 113282		Asset Securitization Charge	3.57
	Previous Read: 111371			
	Billed Usage: 1911			
	Billed kWh 1911.000			
			Deposit Interest	-3,985.77
			Regulatory Assessment Fee	0.29
			Gross Receipts Tax	8.43
			Total	\$-3,648.52
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32
	Meter Number: 4451364		Energy Charge	181.74
	Bill Period: Jul 02 - Aug 01		Fuel Charge	58.60
	Present Read: 105695		Asset Securitization Charge	2.79
	Previous Read: 104202			
	Billed Usage: 1493			
	Billed kWh 1493.000			
				\$260.45



Billing details - continued

Account Information	Billing Details		Amounts
	Regulatory Assessment Fee	0.23	\$6.91
	Gross Receipts Tax	6.68	
	Total		\$267.36
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 2778290	Energy Charge	309.68
	Bill Period: Jul 02 - Aug 01	Fuel Charge	99.85
	Present Read: 121166	Asset Securitization Charge	4.76
	Previous Read: 118622		
	Billed Usage: 2544		
	Billed kWh 2544.000		
	Regulatory Assessment Fee	0.38	\$11.46
	Gross Receipts Tax	11.08	
	Total		\$443.07
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 8263689	Energy Charge	5.23
	Bill Period: Jul 02 - Aug 01	Fuel Charge	1.69
	Present Read: 1790	Asset Securitization Charge	0.08
	Previous Read: 1747	Minimum Bill Adjustment	5.68
	Billed Usage: 43		
	Billed kWh 43.000		
	Regulatory Assessment Fee	0.03	\$0.80
	Gross Receipts Tax	0.77	
	Total		\$30.80
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 8246382	Energy Charge	9.49
	Bill Period: Jul 02 - Aug 01	Fuel Charge	3.06
	Present Read: 1738	Asset Securitization Charge	0.15
	Previous Read: 1660		
	Billed Usage: 78		
	Billed kWh 78.000		
	Regulatory Assessment Fee	0.03	\$0.80
	Gross Receipts Tax	0.77	
	Total		\$30.82
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4470114	Energy Charge	4.62
	Bill Period: Jul 02 - Aug 01	Fuel Charge	1.49
	Present Read: 1729	Asset Securitization Charge	0.07
	Previous Read: 1691	Minimum Bill Adjustment	6.50
	Billed Usage: 38		
	Billed kWh 38.000		
	Regulatory Assessment Fee	0.03	\$0.80
	Gross Receipts Tax	0.77	
	Total		\$30.80
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4522761	Energy Charge	4.25
	Bill Period: Jul 02 - Aug 01	Fuel Charge	1.37



Billing details - continued

Account Information	Billing Details		Amounts
	Present Read: 1612	Asset Securitization Charge 0.07	\$0.80
	Previous Read: 1577	Minimum Bill Adjustment 6.99	
	Billed Usage: 35		
	Billed kWh 35.000		
		Regulatory Assessment Fee 0.03	
		Gross Receipts Tax 0.77	
		Total	\$30.80
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge 1.86	\$3,231.34
	Bill Period: Jul 02 - Aug 01	Energy Charge 288.03	
	50 OTRAD BLK III 3K 17	Fuel Charge 162.62	
	54W MITCH LED PT 57	Asset Securitization Charge 2.17	
	CLR	50 OTRAD BLK III 3K 8.32	
	50 MTCHR III 3K RBM 38	50 MTCHT III 3K TH 21.44	
	50 MTCHT III 3K TH 19	50 MTCHR III 3K RBM 33.96	
	SV FLAGLER ACR 4,116	54W MITCH LED PT CLR 50.94	
	9500L	SV FLAGLER ACR 9500L 1,337.28	
		50 OTRAD BLK III 3K 2.04	
		50 MTCHT III 3K TH 2.04	
		50 MTCHR III 3K RBM 4.08	
		54W MITCH LED PT CLR 6.12	
		SV FLAGLER ACR 9500L 241.08	
		35 TT CNCRT/N-FLD 7.39	
		MOUNT/1-4FIX	
		16 DEC CNCRT W/DEC BS/ WSHNGTN 1,061.97	
		Regulatory Assessment Fee 2.81	
		Gross Receipts Tax 11.67	
		Total	\$3,245.82
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 17.32	\$34.25
	Meter Number: 4465449	Energy Charge 12.66	
	Bill Period: Jul 02 - Aug 01	Fuel Charge 4.08	
	Present Read: 5111	Asset Securitization Charge 0.19	
	Previous Read: 5007		
	Billed Usage: 104		
	Billed kWh 104.000		
		Regulatory Assessment Fee 0.03	\$0.91
		Gross Receipts Tax 0.88	
		Total	\$35.16
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 17.32	\$1,712.26
	Meter Number: 222519	Energy Charge 1,266.97	
	Bill Period: Jul 02 - Aug 01	Fuel Charge 408.51	
	Present Read: 486115	Asset Securitization Charge 19.46	
	Previous Read: 475707		
	Billed Usage: 10408		
	Billed kWh 10408.000		
		Regulatory Assessment Fee 1.49	\$45.43
		Gross Receipts Tax 43.94	

Billing details - continued

Account Information	Billing Details			Amounts
			Total	\$1,757.69
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 915370	Energy Charge	5.47	
	Bill Period: Jul 02 - Aug 01	Fuel Charge	1.77	
	Present Read: 1718	Asset Securitization Charge	0.08	
	Previous Read: 1673	Minimum Bill Adjustment	5.36	
	Billed Usage: 45			
	Billed kWh 45.000			
		Regulatory Assessment Fee	0.03	\$0.80
		Gross Receipts Tax	0.77	
		Total		\$30.80
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$634.86
	Meter Number: 5407312	Energy Charge	461.61	
	Bill Period: Jul 02 - Aug 01	Fuel Charge	148.84	
	Present Read: 354286	Asset Securitization Charge	7.09	
	Previous Read: 350494			
	Billed Usage: 3792			
	Billed kWh 3792.000			
		Regulatory Assessment Fee	0.55	\$16.84
		Gross Receipts Tax	16.29	
		Total		\$651.70
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 2778178	Minimum Bill Adjustment	12.68	
	Bill Period: Jul 02 - Aug 01			
	Present Read: 53844			
	Previous Read: 53844			
	Billed Usage: 0			
	Billed kWh 0.000			
		Regulatory Assessment Fee	0.03	\$0.80
		Gross Receipts Tax	0.77	
		Total		\$30.80
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$404.74
	Meter Number: 1015813	Energy Charge	289.59	
	Bill Period: Jul 02 - Aug 01	Fuel Charge	93.38	
	Present Read: 317481	Asset Securitization Charge	4.45	
	Previous Read: 315102			
	Billed Usage: 2379			
	Billed kWh 2379.000			
		Regulatory Assessment Fee	0.35	\$10.74
		Gross Receipts Tax	10.39	
		Total		\$415.48
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 915368	Energy Charge	4.74	
	Bill Period: Jul 02 - Aug 01	Fuel Charge	1.53	
	Present Read: 1471	Asset Securitization Charge	0.07	
	Previous Read: 1432	Minimum Bill Adjustment	6.34	
	Billed Usage: 39			



Billing details - continued

Account Information	Billing Details			Amounts
	Billed kWh	39.000		
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	\$0.80
		Total		\$30.80
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	
	Meter Number: 2775809	Energy Charge	0.36	
	Bill Period: Jul 02 - Aug 01	Fuel Charge	0.12	\$30.00
	Present Read: 328	Asset Securitization Charge	0.01	
	Previous Read: 325	Minimum Bill Adjustment	12.19	
	Billed Usage: 3			
	Billed kWh 3.000			
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	\$0.80
		Total		\$30.80
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	1.86	
	Bill Period: Jul 02 - Aug 01	Energy Charge	33.22	
	SV FLAGLER ACR 490	Fuel Charge	18.76	
	9500L	Asset Securitization Charge	0.25	\$358.69
		SV FLAGLER ACR 9500L	159.20	
		SV FLAGLER ACR 9500L	28.70	
		16 DEC CNCRT W/DEC BS/ WSHNGTN	116.70	
		Regulatory Assessment Fee	0.31	
		Gross Receipts Tax	1.39	\$1.70
		Total		\$360.39
Total Amount Due				\$9,550.56

INVOICE

Number: 10

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
8/26/2025	Amenity Manager - Salaried (8/11/2025 - 8/24/2025) - Bill	3,327.20
8/26/2025	General Maintenance Attendant - 36.25 Hours @ \$25/HR (8/11/2025 - 8/24/2025) - Steve	906.25
8/26/2025	Seasonal Pool Monitor / Facility Attendant - 40 Hours @ \$25/HR (8/11/2025 - 8/24/2025) - Noah	1,012.50
8/26/2025	Seasonal Pool Monitor / Facility Attendant - 4.5 Hours @ \$25/HR (8/11/2025 - 8/24/2025) - Lisa	112.50
8/26/2025	Facility Attendant - 32 Hours @ \$25/HR (8/11/2025 - 8/24/2025) - Lisa	800.00
8/26/2025	Management Fee (8/11/2025 - 8/24/2025)	61.58
TOTAL		6,220.03



Good morning James.

Lisa:

8/16 9:30pm-8:00pm 10.5

8/17 12:15pm-8:00pm 7.75

8/23 11:45pm-8:00pm 8.25

8/24 10:45pm-8:30pm 9.25 = 35.75 hours

Steve:

8/11 6:00am-10:00am 4

8/12 6:00am-10:00am 4

8/13 6:00am-10:30am 4

8/14 6:00am-10:00am 4

8/15 6:00am-10:00am 4

8/18 6:00am-10:00am 4

8/19 6:00am-10:00am 4

8/20 6:00am-10:00am 4

8/21 6:00am-10:00am 4 = 36 hours

Noah:

8/11 4:00pm-8:30pm 4.5

8/12 4:00pm-8:30pm 4.5

8/13 4:00pm-8:30pm 4.5

8/14 4:00pm-8:30pm 4.5

8/18 4:00pm-8:30pm 4.5

8/19 4:00pm-8:30pm 4.5

8/20 4:00pm-8:30pm 4.5

8/21 4:00pm-8:30pm 4.5

8/22 4:00pm-8:30pm 4.5 = 40.5 Hours

Bill : 80 hours

Have a great day!

Bill

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								



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

Invoice

Date: 8/27/2025
Invoice #: 2025-532

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:
		8/27/2025	August 2025
Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	66.67%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 28, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3613344

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

Long Lake Ranch CDD

Suite 160

255 Primera Boulevard

Lake Mary, FL 32746

Invoice No. 3613344

12123-1

Re: General Counsel

For Professional Legal Services Rendered

07/02/25	S. Sandy	0.80	244.00	Finalize District and Amenity Management Agreements; confer with Clawson regarding license agreement with Chow
07/02/25	S. Sandy	2.60	793.00	Review management agreement transition status and Kai final payment; confer with Lyalina and Thibault regarding same; review separation agreement; confer with Clawson regarding same; confer with Burt regarding separation agreement, outstanding transition items
07/03/25	S. Sandy	0.50	152.50	Confer with Burt regarding Kai's final payment and separation agreement
07/08/25	S. Sandy	1.40	427.00	Review status of management transition and revised separation agreement; confer with Burt regarding same; facilitate execution of same; conduct research regarding access to Village 1B ponds

KUTAK ROCK LLP

Long Lake Ranch CDD

August 28, 2025

Client Matter No. 12123-1

Invoice No. 3613344

Page 2

07/09/25	S. Sandy	0.50	152.50	Follow up regarding FY 2024 audit; confer with Thibault
07/09/25	S. Sandy	0.50	152.50	Prepare forms of work authorizations and short form contract addendums; distribute to district staff
07/10/25	S. Sandy	1.10	335.50	Follow up regarding FY 2024 audit status; review request from Thibault regarding cease and desist letter; respond regarding same
07/11/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
07/11/25	S. Sandy	0.60	183.00	Review FY 2026 O&M mailed and published notices; confer with Lyalina regarding same; facilitate response to auditor request
07/14/25	S. Sandy	0.40	122.00	Confer with Clawson regarding request from Thibault on instruction to on site staff; confer regarding execution of separation agreement
07/16/25	S. Sandy	0.10	30.50	Follow up regarding status of FY 2024 audit
07/16/25	S. Sandy	0.50	152.50	Confer with Pasco County Sheriff's Deputy regarding district consent to file claim of property crime; confer with Clawson regarding same; confer with Thibault regarding same; correspond with Thompson regarding same
07/18/25	S. Sandy	0.30	91.50	Distribute correspondence to the board regarding fishing; confer with Thibault regarding fishing policy; follow up regarding FY 2024 audit status; confer with Pasco County Deputy
07/23/25	S. Sandy	0.30	91.50	Confer with Thibault regarding separation agreement and status of FY 2024 audit
07/24/25	S. Sandy	0.20	61.00	Confer with resident (Ritter) regarding District access to Roseate Drive

KUTAK ROCK LLP

Long Lake Ranch CDD

August 28, 2025

Client Matter No. 12123-1

Invoice No. 3613344

Page 3

07/28/25	S. Sandy	0.20	61.00	Confer with Thibault regarding status of FY 2024 audit, billing, and status of research regarding access to primrose estates
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TOTAL HOURS	10.40
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TOTAL FOR SERVICES RENDERED	\$3,114.00
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TOTAL CURRENT AMOUNT DUE	\$3,114.00
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UNPAID INVOICES:

May 6, 2025	Invoice No. 3564925	2,136.00
May 31, 2025	Invoice No. 3570538	800.50
July 8, 2025	Invoice No. 3594021	5,497.90

TOTAL DUE	<u>\$11,548.40</u>
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KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 28, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3613346

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

Long Lake Ranch CDD

Suite 160

255 Primera Boulevard

Lake Mary, FL 32746

Invoice No. 3613346

12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

07/03/25	S. Sandy	Prepare memorandum for board regarding tennis license agreement; confer with Clawson and Thibault regarding same; review tennis services agreement circulated by Thibault
07/07/25	S. Sandy	Review agenda package; confer with Thibault regarding meeting
07/08/25	S. Sandy	Prepare memorandum to board regarding management transition and separation agreement; review correspondence from Thibault regarding additions to the agenda; prepare for and attend board meeting; conduct follow up regarding same
07/10/25	S. Sandy	Prepare addendum for painting proposal; conduct meeting follow up

TOTAL FOR SERVICES RENDERED

\$2,150.00

TOTAL CURRENT AMOUNT DUE

\$2,150.00

PD: 1716 48
chk #
5027

Rem. owed:
433.52



AIR-O Heating & Cooling Inc dba
Air O Force 1 FL License #
RA0065309 PCCLB # C-5666

PO Box 90
Lutz, FL 33548
+18139729449
Invoice@airoforce1.com

INVOICE

BILL TO
19037 Long Lake Ranch Blvd
Lutz
33558

INVOICE 28765432437
DATE 06/26/2025
TERMS Due on receipt
DUE DATE 06/26/2025

ACTIVITY	QTY	RATE	AMOUNT
PM 1 of 2 Check Indoor Coil Check and Flush Condensate Drain Added Condensate Tablets to Pan Check Indoor Motor Clean Outdoor Coil Check Outdoor Motor Check Compressor Check Freon Charge Check and Clean Air Filter(s) Replace Air Filters If Needed Inspect Contractor Points Check Thermostat Inspect Capacitors Check Blower Components Check UV Light operations if Needed		195.00	195.00
Technician Sent:BRETT Brett: Technician sent out	1	0.00	0.00
SUBTOTAL			195.00
TAX			0.00
TOTAL			195.00
BALANCE DUE			\$195.00

Pay invoice



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
255 Primera Blvd., Suite 160
Lake Mary, Florida 32746

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34044	08/29/2025	\$145.00	09/13/2025	Net 15	

P.O. NUMBER
11199

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/28/2025	Camera/DVR Service (C) Reason for call: (2) cameras at Foxtail not working - please check. Tech Notes: 1. Checked power at switch and found one camera port not working - moved camera to new port and it came back online. 2. Went to the maintenance shed and reset interior camera - checked network status and camera back online and OK.	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

EXHIBIT 14

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 the Supervisor Comments & Presentations 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 with him 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. Chairwoman Clawson further clarified that going forward, due to representation by legal counsel, Ms. Sandy cannot communicate with Supervisor Thomson or his attorney during meetings.

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 was over a year ago 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 decision to not file a claim against Long Lake Ranch Community Development District regarding 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 Pellán, 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 access to property within Primrose Estates is limited to maintenance, repair, landscaping, and surface water management, 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 has an easement agreement
292 with the developer, with further rights to be verified. The Board acknowledged the District maintains landscaping at the
293 site, discussed Pasco County's strict signage rules, and noted predictions that the monument will likely remain in place.

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

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

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

301 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 15

RETURN TO AGENDA



**MINUTES OF 09/04/2025 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, 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 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:

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 (via phone) Amenity Manager, Anchor Stone Management
Wesley Haber (via conference)..... Counsel, Kutak Rock LLP
John Burkett..... RedTree Landscape
Matt Olson RedTree Landscape
Joe O’Rielly..... Field Manager, Anchor Stone Management

Opening Remarks and Attendance Notes

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

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

Mr. Erik Von Der Lieth (18172 Roseate Dr.) addressed the Board regarding the format of the prior meeting minutes, in his opinion, lacking audience comments detail.

Comments by Mr. Andrew Kimpland (19288 Roseate Dr.) were also in regard to the prior Meeting minutes. In addition, Mr. Kimpland questioned the need for workers’ compensation insurance for volunteers, suggesting a waiver of liability.

Ms. Nancy Fabrizio (18293 Roseate Dr.) agreed with the concerns expressed by the previous speakers, emphasizing the community-wide opposition to the gate opening and legal fees related to signage disputes.

Ms. Thibault responded that the Board previously directed staff to provide summary minutes rather than verbatim minutes. She noted that full audio recordings of meetings are available upon request for any Resident who wishes to review the discussions in greater detail.

III. Supervisor Comments

Supervisor Twomey asked for updates on the pavilion water fountain, with Mr. York confirming that a new unit was ordered and would be installed within two weeks.

Supervisor Smith questioned vending machine revenues (for which Supervisor Twomey requested to review the contract for as well), and the lake drainage project to which the Board agreed to gather photos and involve the District Engineer and Counsel. Regarding the pedestrian bridge rotted boards; Mr. York confirmed they would be replaced.

Supervisor Thompson mentioned sprinklers overwatering the referenced lake area, he questioned the drip line project for mature trees, enforcement of a Conduct Code, a cracked mailbox display box and a monument light issue, and finally CDD volunteers program which the Board agreed to defer the discussion of until a future meeting when all supervisors were present.

IV. Professional Vendor Presentations

A. GHS Environmental Aquatic Maintenance

1. Aquatic Maintenance Log 8-27-25

The Board briefly reviewed the aquatic maintenance log provided by GHS Environmental. No concerns were raised, and there were no questions from Supervisors regarding the report.

2. Pond 70 Grass Carp Stocking Proposal - \$440.00

GHS Environmental presented a proposal to stock Pond 70 with grass carp at a cost of \$440.00. The Board discussed the location of Pond 70 to confirm its placement and then proceeded with a motion.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board approved the Pond 70 Grass Carp Stocking Proposal - \$440.00 for the Long Lake Ranch Community Development District.

B. Red Tree Landscape – brought back from prior month

❖ **Landscape Maintenance Report July 2025**

The vendor confirmed that maintenance activities remained on schedule.

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

The August 2025 Landscape Maintenance Report was noted as pending distribution at the time of the meeting. RedTree advised the Board that maintenance crews were on schedule, with detailing work already underway for September. They also reported weather-related delays in other areas but confirmed that operations within the District remained consistent.

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

RedTree advised that nearly two miles of drip line needed replacement and presented three proposals: Phase I at approximately \$48,000, Phase II at \$36,000, and Phase III at \$36,000. Board members expressed concern about the scope and cost of the project, noting that irrigation may not be necessary for mature trees and shrubs, and suggested limiting drip line replacement to flower beds and younger plantings.

Supervisor Thompson reiterated his belief that drip lines were unnecessary for trees more than five years old, while other Supervisors emphasized the need for independent verification given the high cost of the project. It was agreed that the proposals would be brought back at the next meeting, along with an assessment from an independent irrigation specialist, before any decision would be made.

❖ **Discussion Status of Red Tree Projects:**

1. Staking of Two Pine Trees on Serenoa

RedTree confirmed that the staking had been completed.

2. Dead Branch Tree Trimming

RedTree reported that trimming of the dead branches was completed as requested.

3. Removal of Garden Boxes

RedTree stated that the garden boxes had been removed. A brief exchange followed where it was confirmed that the area would be leveled and cleaned up to avoid creating a maintenance issue.

❖ **Ratification of Controller Proposal - \$4,084.98**

RedTree presented the controller replacement that had already been executed as an emergency matter to restore irrigation. Chairwoman Clawson had authorized the work to avoid disruption. The proposal totaled \$4,084.98. The Board reviewed the matter, and a motion was made, seconded, and unanimously approved to ratify the Chair's action.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board approved the Ratification of RedTree Controller Proposal - \$4,084.98 for the Long Lake Ranch Community Development District.

❖ **Proposal - Tree Removal - Sunlake Blvd at Primrose Sign - \$650.00**

The Board discussed the condition of the tree and agreed removal was appropriate.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Thomson, WITH ALL IN FAVOR, the Board approved the RedTree Proposal - Tree Removal - Sunlake Blvd at Primrose Sign - \$650.00 for the Long Lake Ranch Community Development District.

❖ **Proposal - Sunlake Blvd: Removal of Leaning Trees - \$3,000.00**

Supervisors discussed the condition of the trees, with some expressing concern over potential safety hazards and others questioning whether the expense was justified. Following discussion, a motion was made to approve the proposal.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Thomson, WITH FOUR IN FAVOR, Supervisor Smith OPPOSED, the Board approved the RedTree Proposal - Sunlake Blvd: Removal of Leaning Trees - \$3,000.00 for the Long Lake Ranch Community Development District.

❖ **Discussion of Trimming of Fence Lines**

Residents raised concerns that grass and weeds were being left too far from the fence lines, in some cases more than two feet, creating an unsightly appearance. RedTree explained that crews maintained a 10-inch buffer from the fences to avoid damaging PVC material during trimming. After discussion, the Board directed RedTree to reduce the gap and maintain the margin at 8–10 inches but no wider. RedTree agreed to adjust practices accordingly.

❖ **Discussion of Hurricane Preparedness**

Ms. Thibault discussed hurricane preparedness measures and asked RedTree to evaluate landscaping for potential hazards, including leaning trees, weak branches, and other conditions that could cause damage during severe weather. RedTree agreed to inspect the property and provide recommendations and proposals at the next meeting.

C. District Counsel

1. Discussion of Towing Policy

Mr. Haber reported that the District Counsel was reviewing the District's towing policy and addressed recent concerns with vehicles parked in violation. Clarification was made that the CDD does not have authority over the County owned streets, but the CDD can implement and enforce towing within the streets owned by the District. The Board discussed the process for enforcement, including coordination with law enforcement and contracted towing companies, and emphasized the need for proper signage and notice. The Supervisors agreed that the towing policy on the CDD owned streets should be advanced and formally adopted to ensure consistent enforcement. Ms. Sandy was directed to review and update the Bard on specifics of the current towing policy language at the next meeting.

V. Amenity General Manager & Field Manager

❖ **Update on Fence Repairs – Advanced Fence Warranty provisions & Other Vendors**

Mr. York explained that claims had been submitted under the Advanced Fence warranty provisions, but the vendor had not been responsive in honoring the warranty. As a result, staff had begun seeking estimates from alternative vendors to ensure timely completion of the repairs.

❖ **Update on Pedestrian Bridge Painting Project**

Mr. York confirmed that the bridge had been painted as scheduled, however, he noted that approximately 10–12 boards remained rotted and had been painted over rather than replaced. Replacement lumber had since been located, and the rotted boards would be swapped out and repainted in the coming weeks to fully complete the project.

❖ **Consideration of Proposal for Mushroom Pool Repair – Cooper Pools - \$2,860.00**

Mr. York noted that another estimate was expected and that additional photos would be sent to Pool Doctor for their review. The Board discussed the proposal but took no action at this time, pending receipt of the additional estimate and confirmation of scheduling.

❖ **Update on Drain at Handicap Ramp**

Mr. York explained that water continued to pool in the area during rainfall, creating both a maintenance concern and a potential safety hazard. He noted being in the process of obtaining estimates for corrective work. No Board action was taken at this time, and the matter will be brought back once proposals are available.

❖ **Discussion of Fishing Dock Condition**

Mr. York noted that several boards were showing signs of wear and that sections of the railing required attention. The Board discussed the safety concerns and the need to address the deterioration before it worsened. Staff were directed to gather proposals for necessary repairs and bring them back for consideration at a future meeting.

❖ **Discussion of Parking Exemptions & Privileges**

Mr. York noted that Residents had been requesting special accommodations, particularly during events and peak usage times. Supervisors emphasized the importance of applying rules consistently to avoid perceptions of favoritism, while also recognizing the need for reasonable flexibility in certain situations.

After discussion, the Board directed staff to review current parking policies and prepare recommendations for clearer guidelines to ensure fair and consistent enforcement. No formal action was taken at this meeting.

❖ **Discussion of Task List**

Discussed items included a cracked display box door at the Primrose mailbox area and a monument light at the southside Primrose monument that had been displaced and was pointing downward instead of upward. Sidewalk issue and standing water required more photos and evaluation of District Engineer involvement. Mr. York was in correspondence with the Vendor regarding the fence at Nightshade.

VI. Financial Administrative Matters

A. Consideration for Acceptance of July 2025 Unaudited Financial Statements

The Board agreed to table the item to the next meeting to ensure all the Board Members ability to review.

B. Presentation of Check Details for July 2025

The Board agreed to table the item to the next meeting to ensure all the Board Members ability to review.

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

The Board agreed to table approval until the next meeting to allow for an opportunity for Chairwoman Clawson to clarify her direction on keeping the Minutes motion-based and whether to revise the presented August 7, 2025 Minutes.

D. Consideration for Adoption of Resolution 2025-13 Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026 and Providing for an Effective Date

A change was motioned and approved for the Meeting scheduled for January 1, 2026 to be moved to January 7, 2026.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board adopted the Resolution 2025-13 Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026 with January 1 Meeting to be held on January 7th and Providing for an Effective Date for the Long Lake Ranch Community Development District.

VII. Staff Reports

A. District Manager

Ms. Thibault noted the proposals and repairs items which were underway.

Ms. Thibault requested the Board to appoint a Supervisor as the authorized signatory given the Chair and Vice Chair were not present. A motion was unanimously approved to designate Supervisor Twomey for this role.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board approved to Designate Supervisor Twomey to Sign Documents approved at the current Meeting provided Chairwoman Clawson and Vice Chair Pellan were not Available for the Long Lake Ranch Community Development District.

B. District Engineer

The District Engineer was not present at this meeting. Ms. Thibault noted that any pending engineering items would be carried forward for discussion at the next meeting.

VIII. Other Introduced Items

There were no additional items introduced for discussion at this meeting.

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

Mr. Andrew Kimpland (19288 Roseate Dr.) proposed for the Board's consideration a food trucks events partnership for his catering business and the CDD. Mr. Kimpland agreed to provide a formal Vendor proposal for the upcoming meeting.

Mr. Erik Von Der Lieth (18172 Roseate Dr.) questioned the pool Vendor and pool repairs.

X. Supervisor Requests

A. Supervisor Thompson

Supervisor Thomson asked about the schedule for replacing light bulbs within the District. Mr. York responded that the replacements were scheduled for the following week and that staff would confirm once the work was completed.

XI. Adjournment

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

On a MOTION by Supervisor Twomey, 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 16

RETURN TO AGENDA



Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com



Estimate

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

ESTIMATE FA-2025-1128
DATE 09/16/2025
EXPIRATION DATE 11/17/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair			
	Fountain Repair Services	1	524.15	524.15
	Replace Grundfos 2HP Standard			
	Control Box			
	FOUNTAIN #2			
	Estimate Includes All Materials and			
	Labor			

Please note: this is a preliminary ESTIMATE not a final invoice.
Parts and materials required for the job will be ordered only after the
estimate has been approved and any necessary deposits have been
received.
Work order will be dispatched once all required items are in hand.

SUBTOTAL	524.15
TAX	0.00
TOTAL	\$524.15

Accepted By

Accepted Date



LONG LAKE RANCH