

Long Lake Ranch

COMMUNITY DEVELOPMENT DISTRICT



ADVANCE MEETING PACKAGE

DATE / TIME:

Thursday, November 6, 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, November 6, 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, November 6, 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. MBS Refunding - Series 2014

❖ MBS Refunding Summary

[EXHIBIT 1](#)

❖ MBS Underwriting Agreement

[EXHIBIT 2](#)

B. Johnson Engineering – Discussion of Sidewalk Puddling

[EXHIBIT 3](#)

C. GHS Environmental Aquatic Maintenance

1. Aquatic Maintenance Log – 10.29.2025

[EXHIBIT 4](#)

D. Red Tree Landscape

1. Landscape Maintenance Report – October 2025

[EXHIBIT 5](#)

2. Discussion & Assessment of Drip Line Project

[EXHIBIT 6](#)

3. Discussion of Tree Cutback Project

[EXHIBIT 7](#)

4. Consideration of Proposals:

❖ Pine Tree Replacement – Sun Lake Blvd – South of LLR
Road: \$675

[EXHIBIT 8A](#)

❖ Woodline Cutback Proposal – Serenoa Round-About - \$2,200

[EXHIBIT 8B](#)

❖ Installation of Mulch - \$49,500

[EXHIBIT 8C](#)

❖ Irrigation Proposal – Faults at Clubhouse - \$1,000

[EXHIBIT 8D](#)



5. Discussion of Landscape Enhancement Projects & Review of Landscape Photo Review

❖ Area: Clubhouse, Peppergrass, Cordgrass

[EXHIBIT 9](#)

❖ Area – Fox Tail

[EXHIBIT 10](#)

E. District Counsel

1. Florida Open Carry Application to Special Districts *(to be distributed)*

[EXHIBIT 11](#)

2. Consideration for Adoption Resolution 2026-01 Setting the Public Hearing for Revised Parking-Towing Policy

[EXHIBIT 12](#)

V. Amenity General Manager & Field Manager

A. Presentation for Discussion - Field Task List

[EXHIBIT 13](#)

B. Consideration of Proposal for Basketball Fence

❖ Fence Outlet - \$22,694.93

[EXHIBIT 14A](#)

❖ Total Quality Fence & Remodeling - \$16,696 (without tax)

[EXHIBIT 14B](#)

❖ DCSI - Access Control to enter Basketball Fenced Area - \$28,625

[EXHIBIT 14C](#)

C. Consideration of Lawson Proposal for Basketball Resurface - \$15,000

[EXHIBIT 15](#)

D. Consideration of Lawson Proposal for Tennis Court Resurface - \$30,000

[EXHIBIT 16](#)

E. Presentation for Discussion - Insurance Site Review of Property

[EXHIBIT 17](#)

VI. Financial & Administrative Matters

A. Consideration for Acceptance of September, 2025 Unaudited Financial Statements

[EXHIBIT 18](#)

B. Presentation of Check Details for September 2025

[EXHIBIT 19](#)

C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held October 2, 2025

[EXHIBIT 20](#)

VII. Staff Reports

A. District Manager

B. District Engineer

VIII. Other Introduced Items

A. Consideration of Welch Tennis for Wind Screen - \$910.48

[EXHIBIT 21](#)

B. Consideration of Proposals for Remediation of Foxtail Pool

❖ Cooper Pools - \$2,075

[EXHIBIT 22A](#)

❖ The Pool Doctor - \$2,600

[EXHIBIT 22B](#)

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 – Painting of Primrose Mailboxes & Parking Spots

[EXHIBIT 23](#)

XI. Adjournment



EXHIBIT 1

RETURN TO AGENDA





MBS CAPITAL MARKETS, LLC

Long Lake Ranch Community Development District

Refunding Summary

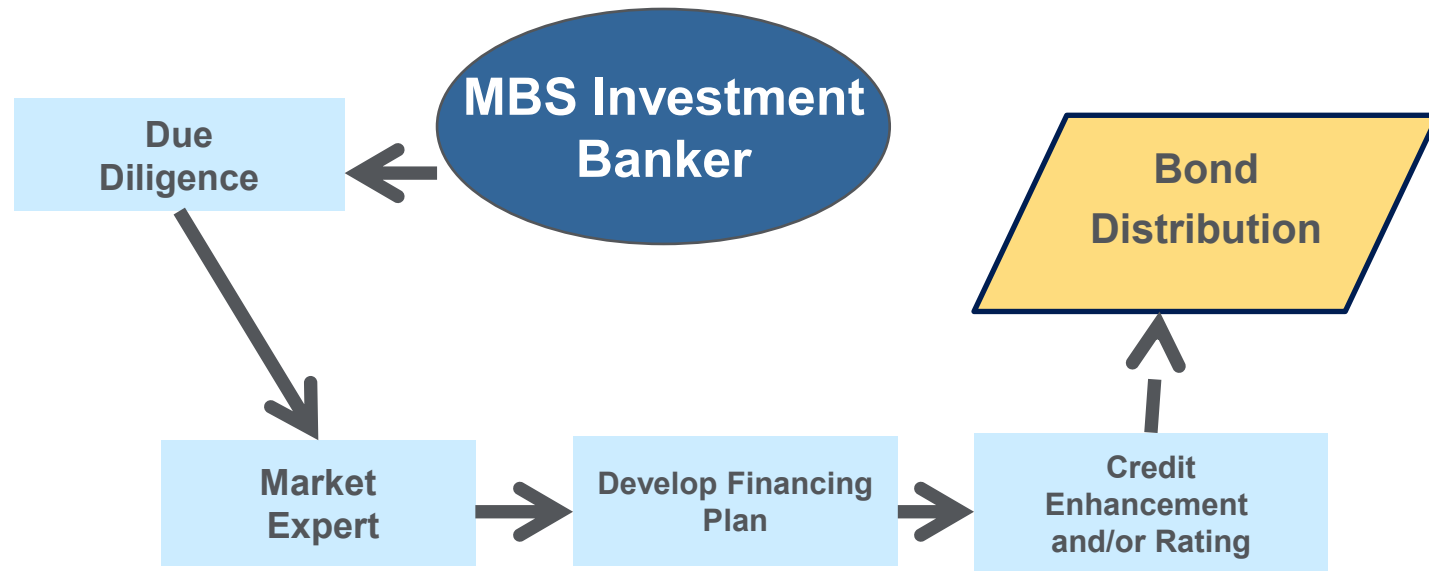
MBS Experience

- MBS Capital Markets, LLC (“MBS”) is a FINRA-registered, full-service investment banking firm.
- Prior to establishing MBS in 2011, the partners and key professionals of MBS the special tax district finance group of Prager, Sealy & Co., LLC (“Prager”) for more than fifteen (15) years. During that time, that division of Prager served as sole manager for the issuance of in excess of more than \$11 billion of special tax district bonds for more than 300 issuers in approximately 700 separate transactions, representing approximately 80% of the special tax district financings in Florida.
- MBS was established for the purpose of transitioning the special tax district finance group into a separate and distinct entity thereby carrying on the special tax district finance efforts previously undertaken by the partners and key professionals of MBS while at Prager.
- The partners and key professionals of MBS have long-standing relationships with the rating agencies/insurers having obtained ratings/credit enhancement in the primary and secondary market for more than 280 Florida CDDs representing approximately \$5.5 billion of special assessment, recreational revenue and utility bonds (both new money and refinancing transactions).
- **Since its establishment in 2011, MBS has closed 216 Florida CDD and special tax district refinancing transactions totaling in excess of \$2.2 billion. Of the 216 refunding, 116 were privately placed to banks and 100 were public underwritings.**
- Our firm has refunded bonds for many Districts in the surrounding area, including:
 - Ballantrae
 - Concord Station
 - Meadow Pointe
 - Lexington Oaks
 - Preserve at Wilderness Lake
 - Asturia
 - Seven Oaks
 - Suncoast Meadows
 - K-Bar Ranch
 - Connerton West
 - Wiregrass
 - Bexley

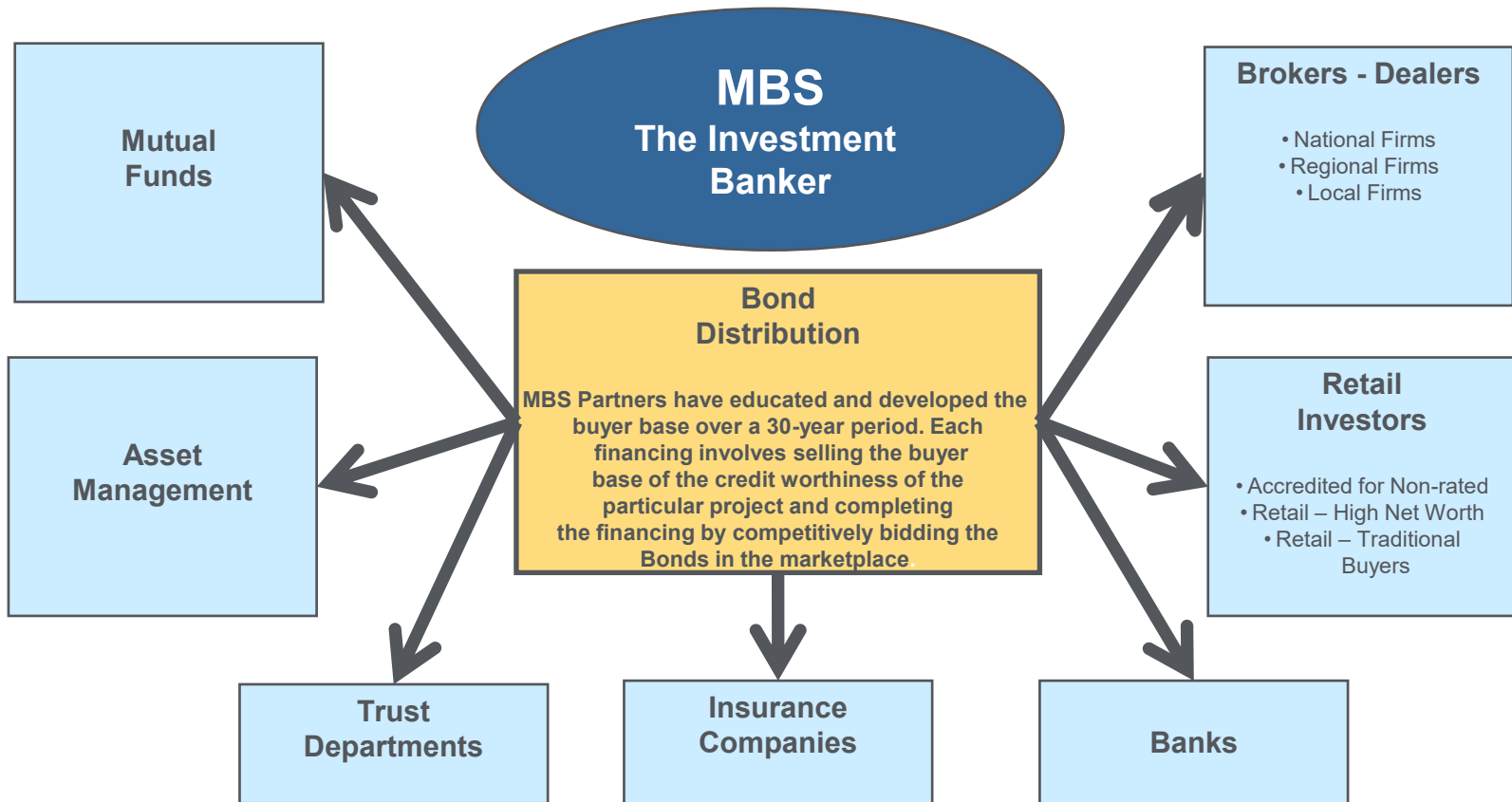
MBS Role in Refunding

The role of MBS is to utilize our extensive Florida CDD refinancing experience and distribution system to structure, market and sell bonds whether through a bank private placement or underwriting at the most beneficial terms to the District. During the process we will undertake certain of the following activities as they may be applicable to the particular transaction and structure:

- Conduct an in-depth credit analysis of the District in order to prepare a credit package for submittal to the rating agencies, insurers and banks.
- Solicit term sheets/commitment letters from, and negotiate with banks and bond insurers.
- Prepare an offering document that will be mailed to a wide spectrum of potential buyers.
- Conduct a marketing period that culminates into an order period to determine the most advantageous pricing available to the District.



Bond Distribution



District's Outstanding Bonds Overview

Outstanding Bonds Overview

Overview:

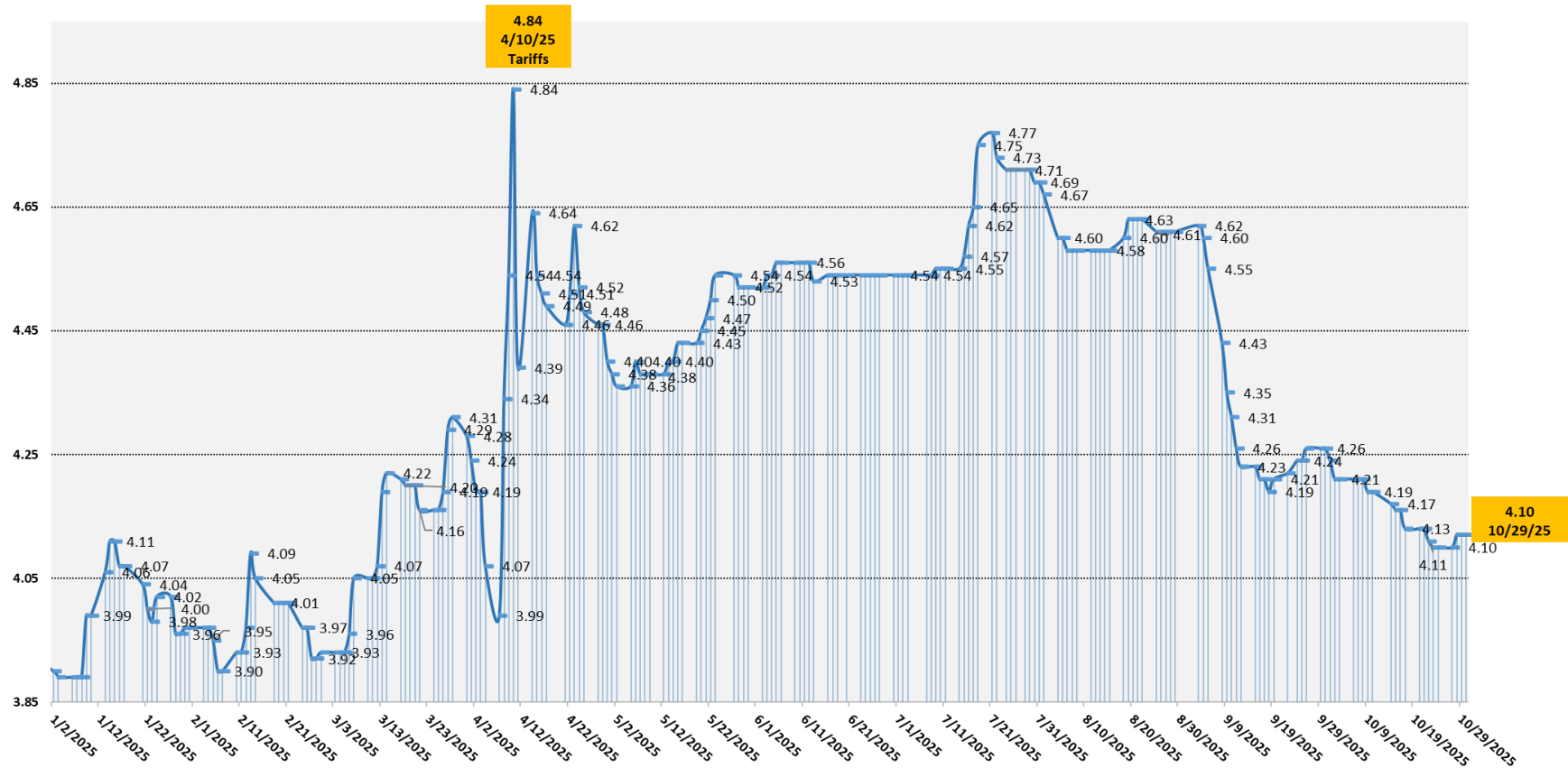
- On June 6, 2014, the District issued its \$4,450,000 Capital Improvement Revenue Bonds, Series 2014A-1 and \$5,050,000 Capital Improvement Revenue Bonds, Series 2014A-2 Bonds
- The Series 2014A Bonds are currently outstanding in the par amount of \$3,560,000 and with a final maturity on May 1, 2044 with an average interest rate of 6.00%
- Proceeds of the Series 2014A Bonds were spent to acquire, construct and equip assessable improvements of the Series 2014A project
- The District's Series 2014A Bonds are callable on May 1, 2026 and eligible for a tax-exempt current refunding on February 1, 2026, 90 days in advance of the May 1, 2026 call date

Current Status:

Series	Par Outstanding	Average Coupon	Par Call Date	Final Maturity
Series 2014A Bonds	\$3,560,000	6.00%	May 1, 2026 @ 100%	May 1, 2044

MMD Price Comparison

30-YEAR MMD
1/2/2025 - 10/29/2025



Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Disclosures Concerning the Underwriter's Role

- i. Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- ii. The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- iii. Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- iv. The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- v. The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

Disclosure Concerning the Underwriter's Compensation

- Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Disclosures Regarding Underwriter's Role – MSRB Rule G-17

- **Payments to or from Third Parties.** There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.
- **Profit-Sharing with Investors.** There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.
- **Credit Default Swaps.** There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.
- **Retail Order Periods.** For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.
- **Dealer Payments to District Personnel.** Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

EXHIBIT 2

RETURN TO AGENDA





MBS CAPITAL MARKETS, LLC

AGREEMENT FOR UNDERWRITING SERVICES LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

November 6, 2025

Board of Supervisors
Long Lake Ranch Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this agreement (the "Agreement") with the Long Lake Ranch Community Development District (the "District") which, upon your acceptance of this offer, will be binding upon the District and the Underwriter. This agreement relates to the proposed issuance of bonds (the "Bonds") for the purpose of refunding the District's outstanding Series 2014 Bonds (the "Prior Bonds"). This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.
- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

Member: FINRA/SIPC

Tampa, FL Winter Park, FL Kingston, TN Nashville, TN



MBS CAPITAL MARKETS, LLC

2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of \$50,000 or 1.50% of the total par amount of Bonds issued.

The Underwriter shall also bear the cost of obtaining an investment grade rating with the actual cost of the rating to be paid from the proceeds of the Bonds only to the extent Bonds are issued.

3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



MBS CAPITAL MARKETS, LLC

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,
MBS Capital Markets, LLC

Ed Bulleit
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



MBS CAPITAL MARKETS, LLC

EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate



MBS CAPITAL MARKETS, LLC

directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

EXHIBIT 3

RETURN TO AGENDA



**LONG LAKE
RANCH**

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

Direct Phone: (813) 751-2658

Cell Phone: (813) 772-4029

creed@johnsoneng.com

www.johnsonengineering.com

From: Patricia Thibault <Patricia@AnchorstoneMgt.com>
Sent: Monday, September 8, 2025 11:23 AM
To: Charles Reed <crr@johnsoneng.com>; hclawson20 <hclawson20@gmail.com>
Cc: Joe O'Reilly <Joe@AnchorstoneMgt.com>; Long Lake Ranch CDD <manager@longlakeranchcdd.com>; Charles Reed <crr@johnsoneng.com>
Subject: [EXT] RE: Long Lake Ranch / Sidewalk Ponding Analysis - Urgent Read Please

CAUTION

That would be amazing!!!

Patricia Thibault

District Manager
Anchor Stone Management, LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

From: Charles Reed <crr@johnsoneng.com>
Sent: Monday, September 8, 2025 7:15 AM
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>
Subject: RE: Long Lake Ranch / Sidewalk Ponding Analysis - Urgent Read Please

Patricia,

I was hoping you would say that, so I can verify the sidewalk cross-slope. I will have a response for you tomorrow.

Thanks,

Charles R. Reed

Project Manager

JOHNSON

ENGINEERING

— An Apex Company —

5909 Breckenridge Parkway, Suite E

Tampa, FL 33610

Direct Phone: (813) 751-2658

Cell Phone: (813) 772-4029

crr@johnsoneng.com

www.johnsonengineering.com

From: Patricia Thibault <Patricia@AnchorstoneMgt.com>
Sent: Monday, September 8, 2025 7:13 AM
To: Charles Reed <crr@johnsoneng.com>; hclawson20 <hclawson20@gmail.com>
Cc: Joe O'Reilly <Joe@AnchorstoneMgt.com>; Long Lake Ranch CDD <manager@longlakeranchcdd.com>; Charles Reed <crr@johnsoneng.com>
Subject: [EXT] RE: Long Lake Ranch / Sidewalk Ponding Analysis - Urgent Read Please

CAUTION

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

Thanks for asking !!!!

Patricia Thibault

District Manager
Anchor Stone Management, LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

From: Charles Reed <crr@johnsoneng.com>

Sent: Monday, September 8, 2025 7:10 AM

To: Patricia Thibault <Patricia@AnchorstoneMgt.com>

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

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

Good Morning Patricia,

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?

Thanks,

Charles R. Reed

Project Manager

JOHNSON
ENGINEERING

— An Apex Company —

5909 Breckenridge Parkway, Suite E

Tampa, FL 33610

Direct Phone: (813) 751-2658

Cell Phone: (813) 772-4029

crr@johnsoneng.com

www.johnsonengineering.com

From: Patricia Thibault <Patricia@AnchorstoneMgt.com>

Sent: Sunday, September 7, 2025 9:00 AM

To: Charles Reed <crr@johnsoneng.com>

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

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.

Patricia Thibault

District Manager
Anchor Stone Management, LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

From: Pattie Ayn <pattiebeach@yahoo.com>
Sent: Sunday, September 7, 2025 8:41 AM
To: Patricia Thibault <Patricia@AnchorstoneMgt.com>
Subject:

Sent from my iPhone

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

From Charles Reed <crr@johnsoneng.com>

Date Wed 9/10/2025 3:38 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,

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,

Charles R. Reed

5909 Breckenridge Parkway, Suite E
Tampa, FL 33610
Direct Phone: (813) 751-2658
Cell Phone: (813) 772-4029
creed@johnsoneng.com
www.johnsonengineering.com

From: Patricia Thibault <Patricia@AnchorstoneMgt.com>
Sent: Tuesday, September 9, 2025 3:31 PM
To: Charles Reed <crr@johnsoneng.com>; hclawson20 <hclawson20@gmail.com>
Cc: Joe O'Reilly <Joe@AnchorstoneMgt.com>; Long Lake Ranch CDD <manager@longlakeranchcdd.com>; Charles Reed <crr@johnsoneng.com>
Subject: [EXT] RE: Long Lake Ranch / Sidewalk Ponding Analysis - Urgent Read Please

CAUTION

WOW thanks for the expedited service

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

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

As to the watering from the yard - how can we mitigate that impact as we certainly cant 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 !

Patricia Thibault

District Manager
Anchor Stone Management, LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

From: Charles Reed <crr@johnsoneng.com>
Sent: Tuesday, September 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>
Subject: RE: Long Lake Ranch / Sidewalk Ponding Analysis - Urgent Read Please

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

Direct Phone: (813) 751-2658

Cell Phone: (813) 772-4029

creed@johnsoneng.com

www.johnsonengineering.com

From: Patricia Thibault <Patricia@AnchorstoneMgt.com>
Sent: Monday, September 8, 2025 11:23 AM
To: Charles Reed <crr@johnsoneng.com>; hclawson20 <hclawson20@gmail.com>
Cc: Joe O'Reilly <Joe@AnchorstoneMgt.com>; Long Lake Ranch CDD <manager@longlakeranchcdd.com>; Charles Reed <crr@johnsoneng.com>
Subject: [EXT] RE: Long Lake Ranch / Sidewalk Ponding Analysis - Urgent Read Please

CAUTION

That would be amazing!!!

Patricia Thibault

District Manager
Anchor Stone Management, LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

From: Charles Reed <crr@johnsoneng.com>
Sent: Monday, September 8, 2025 7:15 AM
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>
Subject: RE: Long Lake Ranch / Sidewalk Ponding Analysis - Urgent Read Please

Patricia,

I was hoping you would say that, so I can verify the sidewalk cross-slope. I will have a response for you tomorrow.

Thanks,

Charles R. Reed

Project Manager

JOHNSON

ENGINEERING

— An Apex Company —

5909 Breckenridge Parkway, Suite E

Tampa, FL 33610

Direct Phone: (813) 751-2658

Cell Phone: (813) 772-4029

crr@johnsoneng.com

www.johnsonengineering.com

From: Patricia Thibault <Patricia@AnchorstoneMgt.com>
Sent: Monday, September 8, 2025 7:13 AM
To: Charles Reed <crr@johnsoneng.com>; hclawson20 <hclawson20@gmail.com>
Cc: Joe O'Reilly <Joe@AnchorstoneMgt.com>; Long Lake Ranch CDD <manager@longlakeranchcdd.com>; Charles Reed <crr@johnsoneng.com>
Subject: [EXT] RE: Long Lake Ranch / Sidewalk Ponding Analysis - Urgent Read Please

CAUTION

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

Thanks for asking !!!!

Patricia Thibault

District Manager
Anchor Stone Management, LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

From: Charles Reed <crr@johnsoneng.com>

Sent: Monday, September 8, 2025 7:10 AM

To: Patricia Thibault <Patricia@AnchorstoneMgt.com>

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

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

Good Morning Patricia,

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?

Thanks,

Charles R. Reed

Project Manager

JOHNSON
ENGINEERING

— An Apex Company —

5909 Breckenridge Parkway, Suite E

Tampa, FL 33610

Direct Phone: (813) 751-2658

Cell Phone: (813) 772-4029

crr@johnsoneng.com

www.johnsonengineering.com

From: Patricia Thibault <Patricia@AnchorstoneMgt.com>

Sent: Sunday, September 7, 2025 9:00 AM

To: Charles Reed <crr@johnsoneng.com>

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

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.

Patricia Thibault

District Manager
Anchor Stone Management, LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

From: Pattie Ayn <pattiebeach@yahoo.com>
Sent: Sunday, September 7, 2025 8:41 AM
To: Patricia Thibault <Patricia@AnchorstoneMgt.com>
Subject:

Sent from my iPhone

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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EXHIBIT 4

RETURN TO AGENDA





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

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

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

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
8/27/2025		G									S					G											Prepared and submitted GHS Proposal No. 25-223 for grass carp stocking in Pond 70.
9/3/2025		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	
10/15/2025		T	T								T	T	T		T												Field check and trash removal. Grass carp have been effective in reducing the amount of hydrilla in both Pond 80 and the Big Lake.
10/24/2025						T	T	T	T	T					T	T											Trash removal.
10/29/2025	T			T	T									T				T	T	T	T	T	T	T	T	T	Trash removal. We have been observing less amounts of trash in the ponds lately.

EXHIBIT 5

RETURN TO AGENDA





LONG LAKE RANCH CDD
LANDSCAPE MAINTENANCE REPORT:
October 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.
- Spot treatment for Fire Ants.

Grounds Maintenance

- The detail service was completed as per contract.

Irrigation Service

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

Pest Control/Fertilization

- Continued treated the Fakahatchee grass for spider mites through out property.
- Annuals treated for spider mites.
- Spot treatment for fire ants completed.

Landscape / Arborcare

- No new arborcare or landscape requests.

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.



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October Inspection 2025

Date: Oct 23, 2025 12:58 pm
Inspector: John Moylan

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 Oct 23, 2025	
Program A	Fri
Program B	Fri
Program C	Mon , Wed , Sat
Program D	

Notes
Continuing inspection

	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										
All good												
2	S- Westside of pool	Pass										
Minor adjustments												
3	D - Front of pool ,annuals	Pass										
All good												
4	S- Northeast parking lot	Pass										
Minor adjustments												
5	S- Eastside of pool, inside gate	Pass										
Minor adjustments												
6	S- East fence and barbeque area	Pass										
Minor adjustments												
7	D- Pool	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
All good												
8	D- Eastside	Pass										
All good												
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										
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										
Minor adjustments												
20	D- Southwest side by playground	Pass										
All good												
21	D- Entrance sign, annuals	Pass										
Minor adjustments to the Maxie jet nozzles												
22	S- Entrance side by sign	Pass										
All good												
23	R- By Silvergrass sign	Pass										
All good												
24	R- By small playground	Pass										
All good												
25	R- West of small playground	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
All good												
26	S- Around canopy, inside gate	Pass	2									
2 nozzles												
27	S- West end of parking lot	Pass										
All good												
28	S- North end of parking lot	Pass										
All good												
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										
36		Pass										
37		Pass										
38		Pass										
39		Pass										
40		Pass										
41		Pass										
42		Pass										
43		Pass										
44		Pass										
45		Pass										
46		Pass										
47		Pass										



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October Inspection 2025

Date: Oct 24, 2025 8:32 am

Inspector: John Moylan

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 Oct 24, 2025	
Program A	Sun , Mon , Wed , Fri , Sat
Program B	Sun , Mon , Wed , Fri
Program C	
Program D	

Notes
Repairs completed on zones 1, 3, 4.

	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	Pass						5				
5-Maxie jet nozzles												
2		Pass										
3	D- All flowers from Sunlake Blvd to	Pass						4				
4-mj nozzles and 1 mj stake												
4	D- North and east side of roundabout	Pass						2				
2-Maxie jet nozzles												
5	NA	Pass										
6		Pass										
7		Pass										
8		Pass										
9		Pass										
10		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
11	NA	Pass										
12	NA	Pass										
13		Pass										
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-Peppergrass	Pass										
All good												
23		Pass										
24		Pass										
25		Pass										
26	D-Bot annuals -Foxtail	Pass										
All good												
27		Pass										
28		Pass										
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										



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October Inspection 2025

Date: Oct 24, 2025 11:48 am

Inspector: John Moylan

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 Oct 24, 2025	
Program A	Thur
Program B	Tue , Thur
Program C	Wed , Sat
Program D	Mon , Wed , Fri

Notes
Zone 8: Replaced 8 Maxie jet nozzles; adjusted the spray pattern on 22 Maxie nozzles. Minor adjustments on Zones 10,11, and 13.

	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										
Minor adjustments												
3	D	Pass										
4	D	Pass										
5	D	Pass										
6	D	Pass										
7	B	Pass										
8	Maxijet- Entrances and roundabout,	Pass						5				
5 Maxie jet nozzles												
9	D-bot	Pass										
10	R- pool	Pass										
Minor adjustments												

	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
11	S- pool	Pass										
Minor adjustments												
12	D-pool	Pass										
13	R- Maintenance shed	Pass										
Minor adjustments												
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										

EXHIBIT 6

RETURN TO AGENDA



Site Meeting Summary: Field Report**Date: October 8, 2025****Location: Long Lake Ranch Community Development District****Project: The Irrigation Drip Line Project****Attendees: Red Tree Management: Matt Olson & John Burkett, Anchor Stone Dana Bryant****Purpose of the Meeting**

The purpose of the meeting was to review and discuss the irrigation proposals submitted by Red Tree management for the replacement of existing drip irrigation lines throughout the District.

Site Meeting Summary

We conducted a tour of the property and Red Tree identified the various landscape beds included in the proposals scope of work.

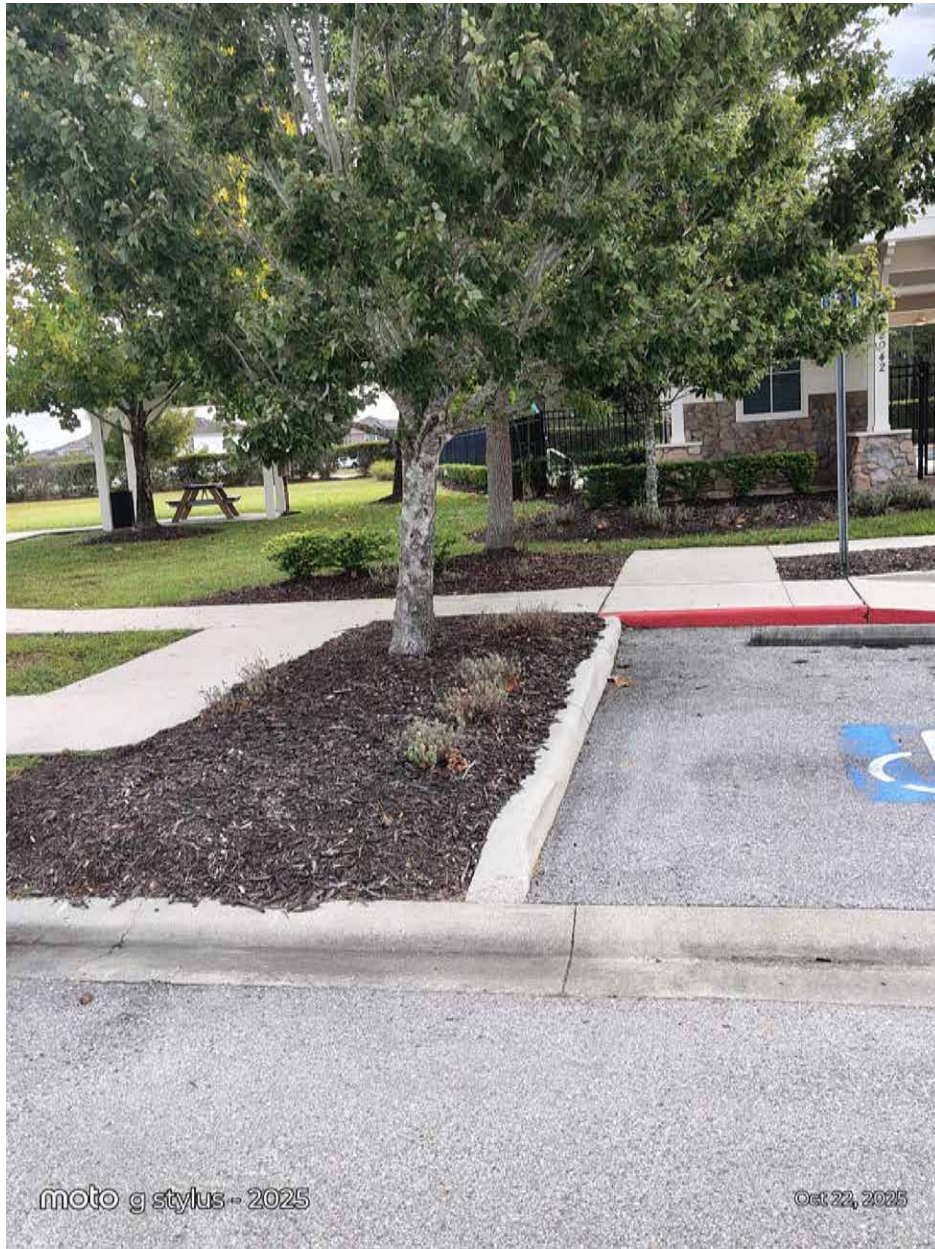
It is important to note that drip irrigation systems are designed primarily as establishment tools and possess a limited operational lifespan. Over time, these systems are subject to environmental degradation as well as damages from rodents attracted to the moisture running within the lines. Consequently, replacing aged drip systems presents significant challenges. After approximately 10 years of mulch accumulation and plant material decomposition, locating existing lines and points of connection becomes difficult and time-intensive.

Conclusion

The current drip irrigation system has exceeded its intended service life and the proposals for the drip line irrigation system should be set aside.

However, I have observed that several landscape islands and tips are in need of restoration. It is recommended that the Board identify and prioritize which of these areas they wish to restore. Once determined, each selected island and tip should undergo a complete restoration, including both irrigation where necessary and plant material replacement.

Photo Documentation



moto g stylus - 2025

Oct 22, 2025





moto g stylus - 2025

Oct 22, 2025





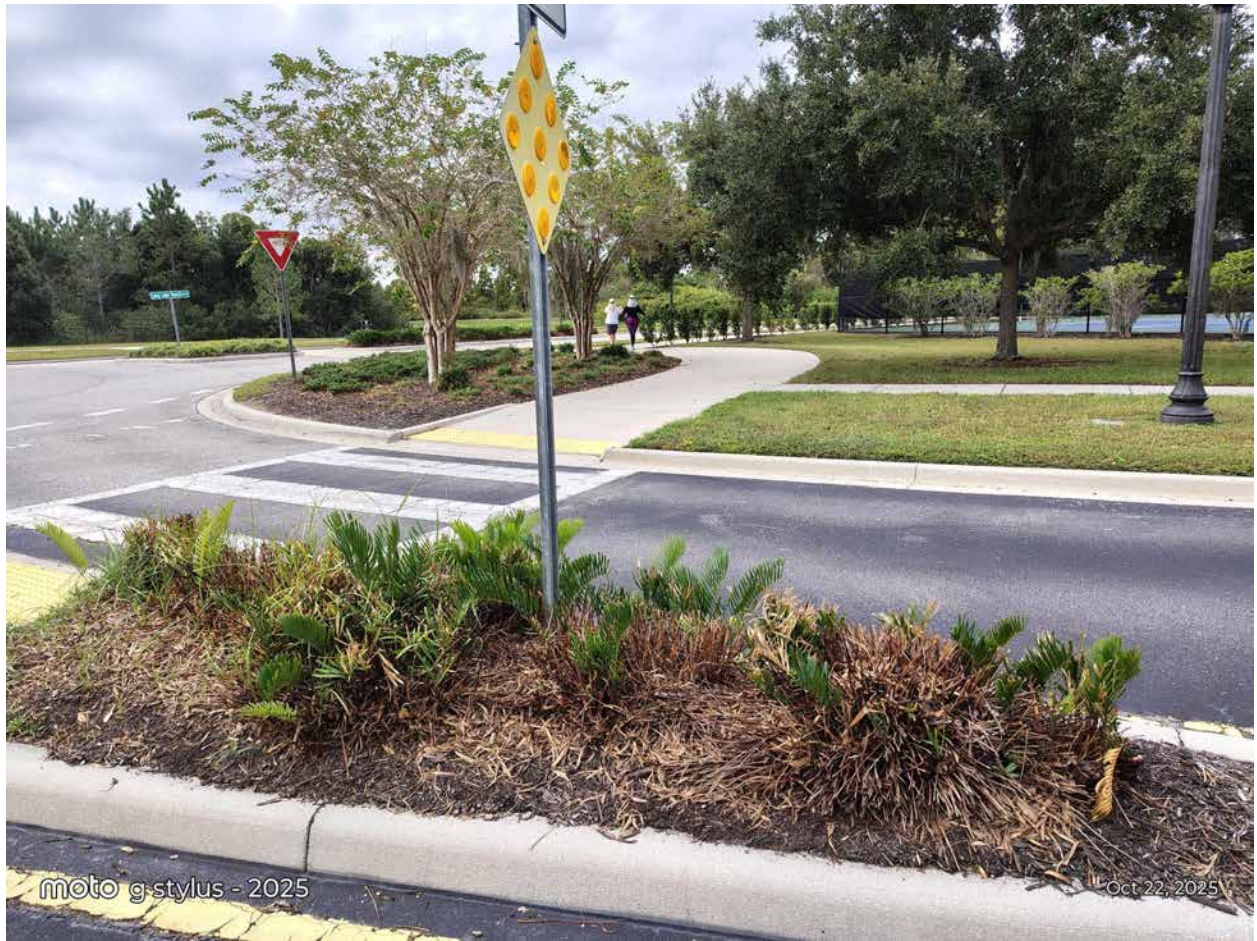


EXHIBIT 7

RETURN TO AGENDA



Site Meeting Summary: Field Report

Date: October 8, 2025

Location: Long Lake Ranch Community Development District

Project: The Tree Cutback Project

Attendees: Red Tree Management: Matt Olson & John Burkett, Anchor Stone Dana Bryant

Purpose of the Meeting

The purpose of the meeting was to review and discuss the tree cutback proposals submitted by Red Tree management for the elevation, low and damaged limb pruning, and clearance pruning away from fence lines, signage and infrastructure.

Site Meeting Summary

The contract calls for the below:

FORTYEIGHT HOURS OF NOTICE BY DISTRICT.

- 3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Once per year, central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep streetlights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars, or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

As we drove the property, John Burkett advised that the proposals provided were for hurricane preemptive maintenance as requested by the board.

Most contracts have a caliper determination, ie. anything 2"< in contract and 2"> billable, this contract does not differentiate.

Conclusion

Red Tree, in accordance with their contract, is responsible for conducting a comprehensive review of all trees and completing remediation efforts as outlined in their scope of work above. A date certain for completion of the Red Tree review in November 2025 should be established and communicated to the Board. Once this work is finalized, the District field service team should conduct a full walkthrough of all trees with Red Tree to identify any that require additional work to mitigate structural damage as well as ensure contract compliance. This ongoing process should be established for the months of April and September of every year. Additionally, Red Tree needs to provide a caliper determination.

EXHIBIT 8A

RETURN TO AGENDA





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

PINE TREE REPLACEMENT PROPOSAL
FOR
LONG LAKE RANCH CDD
Sun Lake Blvd – South of Long Lake Ranch Blvd

Attention: Patricia Thibault, District Manager

October 07, 2025

Scope of Work:

Replace the pine tree that was destroyed in an accident at the center median on Sunlake Blvd.

Work Includes:

- Supply and installation of one (1) 30-gallon pine tree
- Removal and disposal of damaged tree and related debris.
- All labor, equipment, materials, hauling, and dumping fees necessary to complete installation.

Price: \$675.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by John Burkett, Client Services Manager
jburrkett@redtreelandscapc.systcms / Cell phone: (727) 267-2059

EXHIBIT 8B

RETURN TO AGENDA





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Woodline Cutback Proposal

FOR

Long Lake Ranch CDD ***At Serenoa Round-About***

Attention: Patricia Thibault, District Manager

October 7, 2025

Scope of Work

We will perform a full woodline cutback around the entire circumference of the designated area at the Serenoa Roundabout, cutting back approximately 4 to 6 feet from the existing tree and shrub line. Please refer to the attached map for the specific target area.

Work to Include:

- Trimming and removal of overgrown vegetation, branches, and underbrush along the woodline.
- Cleanup and debris removal around the storm drain to ensure proper drainage and flow.
- All labor, equipment, debris disposal, hauling, and dumping fees are included in this proposal.

PRICE: \$2,200.00

Authorized Signature to Proceed

Date of Authorization

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

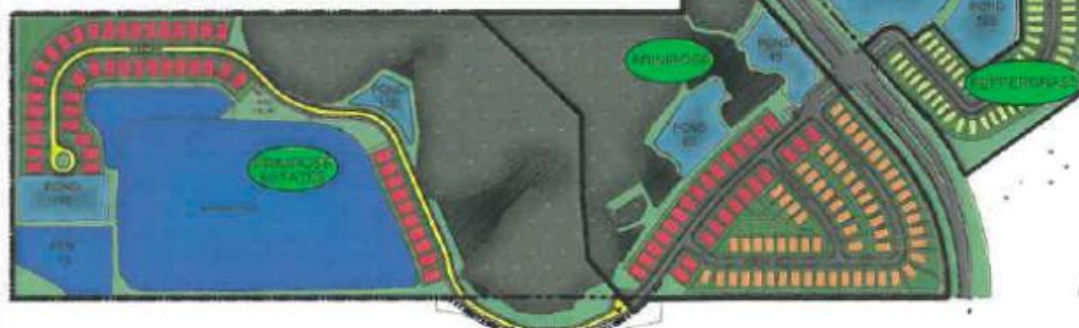


EXHIBIT 8C

RETURN TO AGENDA





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

FALL MULCH INSTALLATION PROPOSAL
FOR
LONG LAKE RANCH CDD

Attention: Patricia Thibault, Property Manager

October 31st, 2025

Scope of Work:

Mulch installation throughout the property.

Work Includes:

- Install 900 yards Coco Hardwood Mulch to plant beds throughout the community
- Install Pine Straw in medians on Sunlake Boulevard.
- Includes all materials, labor, hauling and dump fees

Total Cost: \$49,500.00

Authorized Signature to Proceed

____/____/_____
Date of Authorization

Proposal submitted by Kevin Smith – Senior Landscape Designer Advisor
ksmith@redtreelandscape.com / Cell phone: (727) 426.3679

EXHIBIT 8D

RETURN TO AGENDA





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

CLUBHOUSE CONTROLLER – INVESTIGATE FAULTS & REPAIR

IRRIGATION PROPOSAL

for

LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

November 2, 2025

Scope of Work:

Faults were discovered at the Clubhouse controller (Zones 10-14, 16, 17), and they require investigation and repair.

Do Not Exceed: \$1,000.00

Authorized Signature to Proceed

____/____/_____
Date of Authorization

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

EXHIBIT 9

RETURN TO AGENDA



**LONG LAKE
RANCH**

Anchor Stone Management
Monthly Landscape Inspection: 10/21/2025
Area: Clubhouse, Peppergrass, Cordgrass

Landscape Inspection Items	Score	Max Points Allowed	Points Allocated	Notes
Turf - Mow, Hard Edge, & Blow	10	10		Mowed, edged as per contract
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule	10	10		Mowed as per contract
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density	10	15		
Turf Fertility - Non Bahia - Color and Growth Density	10	15		
Turf Areas - Weed Control	5	10		Weeds throughout turf
Bed Weed Control	2	10		Weeds throughout flower and shrub beds, grass clippings throughout mulch beds along fence lines of clubhouse areas
Shrub & Plant Pruning & Shape - Deadheading & Appearance	2	10		Dead bushes and branches throughout areas inspected
Shrub Fertility & Vitality	2	10		Shrubs non appealing throughout area inspected
Debris & Trash Management	10	10		No trash observed in areas
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	61%	100		100

Other Landscape Maintenance Items Based on Contract Terms	Score	Max Points Allowed	Points Allocated	Notes
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms	10	10		
Plant Material Fertilization Management - Applied Pursuant to Contract Terms	10	10		
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12"	0	10		Numerous trees are not raised they fall well below contracted height of 10 - 15 ft.
Reporting Requirements & District Receipt - Based on Contract Terms	10	20		
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	30%	50		

Other Landscape Supplemental Items				Notes
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule	6	10		Irrigation along Long
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule	0	10		Mulch in numerous beds is well below 3" or non existant
Total Points Other Landscape Supplemental Items- Failure is at 80%:16 or below	6%	20		

Pond Inspection Items	Score	Max Points Allowed	Points Allocated	Notes
Pond Algae & Growth - Check for the prescence of spkerush, torpedo grass and pennywort		50		
Pond Debris & Trash in Pond & On Pond Bank		50		
Total Points Pond Inspection - Failure is at 80% or Below		100		

Areas Inspected



Bed Weed Control

Pool line fence

Mulch areas covered with grass clippings and weeds throughout shrubs.





**Shrubs & Plants Pruning Shape – Deadheading & Appearance
Shrub Fertility & Vitality**

Clubhouse main entrance





Tree Pruning

Numerous Tree examples not raised to 10' – 15' contract requirement
Tennis Court Area



Tree Pruning by clubhouse need to be cleaned and raised



Annuals – Vigor & Appearance

Clubhouse sign annuals dying no irrigation



Mulching



EXHIBIT 10

RETURN TO AGENDA



Anchor Stone Management

Monthly Landscape Inspection: 10/27/2025

Area: Foxtail - Sunlake Blvd

Landscape Inspection Items	Score	Max Points Allowed	Points Allocated	Notes
Turf - Mow, Hard Edge, & Blow	10	10	10	Mowed, edged as per contract
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule	10	10	10	Mowed as per contract
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density	15	15	15	
Turf Fertility - Non Bahia - Color and Growth Density	15	15	15	
Turf Areas - Weed Control	5	10	5	Weeds throughout turf
Bed Weed Control	5	10	5	Weeds throughout flower and shrub beds, grass clippings throughout mulch beds along fence lines
Shrub & Plant Pruning & Shape - Deadheading & Appearance	8	10	8	Dead bushes and branches throughout areas inspected
Shrub Fertility & Vitality	6	10	6	Dead shrubs and grasses throughout
Debris & Trash Management	10	10	10	No trash observed in areas
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	84%	100		100

Other Landscape Maintenance Items Based on Contract Terms	Score	Max Points Allowed	Points Allocated	Notes
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms	10	10		
Plant Material Fertilization Management - Applied Pursuant to Contract Terms	10	10		
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12"	0	10		Numerous trees are not raised they fall well below contracted height of 10 - 15 ft.
Reporting Requirements & District Receipt - Based on Contract Terms	10	20		Numerous areas along fence lines branches hanging on fences
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	30%	50		

Other Landscape Supplemental Items				Notes
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule	6	10		Flowers dying off in monument areas
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule	0	10		Mulch in numerous beds is well below 3" or non existant
Total Points Other Landscape Supplemental Items- Failure is at 80%:16 or below	6%	20		

Pond Inspection Items	Score	Max Points Allowed	Points Allocated	Notes
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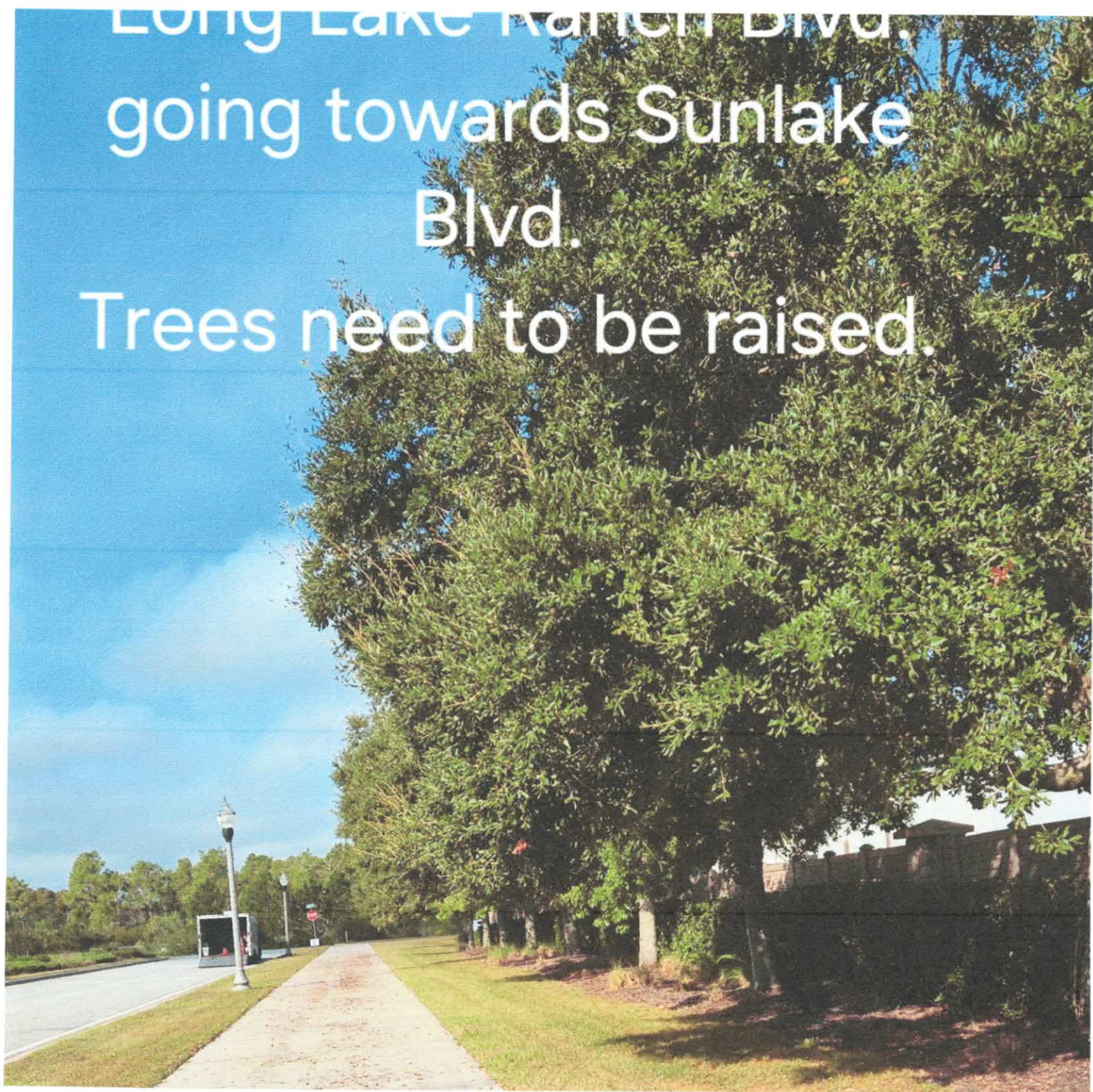
Pond Algae & Growth - Check for the prescence of spkerush, torpedo grass and pennywort	50	50
Pond Debris & Trash in Pond & On Pond Bank	50	50
Total Points Pond Inspection - Failure is at 80% or Below	100	100

Foxtail monument
flowers dying off





Long Lake Ranch Blvd.
going towards Sunlake
Blvd.
Trees need to be raised.





weeds lacking mulch to
cover irrigation

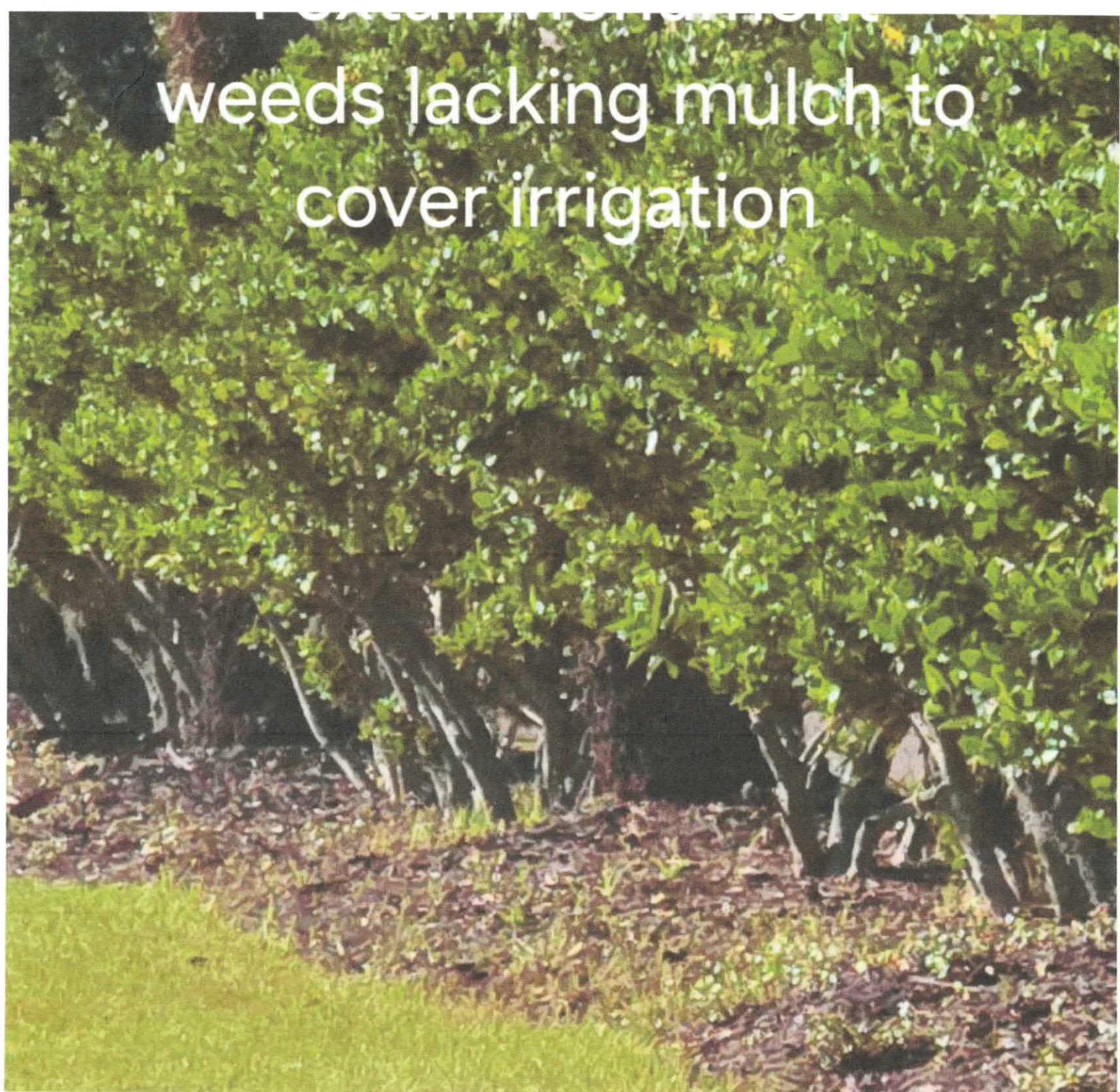


EXHIBIT 11

RETURN TO AGENDA



TBD



EXHIBIT 12

RETURN TO AGENDA



TO: Board of Supervisors ("Board")
Long Lake Ranch Community Development District ("District")
FROM: Sarah R. Sandy
DATE: November 3, 2025
RE: Recreational Facilities and Parking Rules & Regulations – Additional Changes to Parking Rules

As directed at the October 2025 Board meeting, I revised the District's Recreational Facilities and Parking Rules & Regulations ("**Revised Rules**") to include towing Vehicles and Vessels parked on District Roadways, excluding those parked within the Townhome Guest Parking Spaces. A redline of the Revised Rules are attached hereto for your review.

Please review the Revised Rules. If you have any substantive comments or revisions, please compile those items for discussion at the November 6, 2025, meeting. Any non-substantive comments can be sent directly to me for incorporation.

In connection with the Revised Rules, the following are additional items for Board consideration and direction:

1. **Foxtail Amenity Center on Lake Waters Place - Amenity Parking Area:** policies are specified for these parking spots; however, Exhibit A did not previously distinguish between the parking spots for the Foxtail Amenity Center and the Townhome Guest Parking Spaces. There are a potential 13 parking spots in total – 5 directly in front of the Foxtail Amenity Center and 8 (in 2 groups of 4) on the other side of Lake Waters Place. Board to confirm if the Foxtail Amenity Center Amenity Parking Area includes all 13 parking spots.
2. **Overnight Parking Permits:** previous policy language only addressed overnight parking permits with respect to Guests being allowed to receive them for Townhome Guest Parking Spaces, which I believe to be in error. Overnight parking permits have previously been discussed by the Board as also being available to Members and Guests for overnight parking in the Amenity Area Parking Lots. I revised the policy to reflect the same (see Parking Section 3.d.). Board to confirm if agreed with change.
3. **Townhome Guest Parking Spaces:** on a closer review of Exhibit A, it appears that not all Townhome Guest Parking Spaces were denoted with hashmarks. I believe this may have been a residual from when the map was first created several years ago, and is not reflective of the Board's current policy of treating all Parking Spaces in the Townhome Neighborhoods as Guest only. The Rules are revised to reflect such; however, Exhibit A will need further revisions. Board to confirm if agreed with change.
4. **Tow-Away Zone Map (Exhibit A):** as mentioned at the last meeting, I am working to revise Exhibit A (i.e., the Tow-Away Zone Map) to reflect the Revised Rules. However, if the Board confirms #1 & #3 above, additional revisions to the map will be required that are either beyond my technical ability (hashmarking previously defined areas) or that are economically inefficient for me to attempt to make. Given the map we currently have is in pretty good shape, I believe the District

Engineer's firm can make the changes efficiently and with little cost to the District. I ask the Board authorize me to ask the District Engineer for a proposal to make the needed changes.

5. **Misc Changes – Firearms Regulation:** other miscellaneous changes were made in the body of the Rules. Most are clean up changes, but there is one material change – deleting a statement that no firearms or weapons are permitted on the Properties. At the November 6th meeting, I will discuss with the Board my reasoning for suggesting this change and seek further Board direction.
6. **Public Hearing:** the State Legislature made recent changes to the published notice requirements for rules hearings. The hearings must have two notices that are published 42 & 35 days, respectively, prior to the public hearing. Excluding the time required to get ads to the paper, the earliest the District could hold a public hearing is December 19, 2025. Need Board direction on a date after 12/19/2025 to hold the public hearing on the revised rules.

After the Board has discussed the Revised Rules and provided direction on #1-6 above, if the Board wants to move forward with the Revised Rules, staff would be looking for the following motion:

MOTION TO ADOPT RESOLUTION 2026-__, SETTING THE PUBLIC HEARING FOR [DATE] SUBJECT TO UPDATING THE REVISED RULES AS DIRECTED BY THE BOARD AT THE NOVEMBER 6, 2025 MEETING.

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED RECREATIONAL FACILITIES AND PARKING RULES & REGULATIONS; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the District previously adopted its *Recreational Facilities and Parking Rules & Regulations*, as adopted October 2, 2014, and last revised November 7, 2024 (“Rules”); and

WHEREAS, the District now desires to amend the Rules to, among other things, amend the parking and towing rules and policies therein, as generally described in **Exhibit A** attached hereto.

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

SECTION 1. A Public Hearing will be held to adopt amended Rules on _____, 2026, at 6:00 p.m., at the Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Chapters 120 and 190, *Florida Statutes*, including but not limited to Sections 120.54 and 120.81.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of November 2025.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Long Lake Ranch Community Development District



Recreational Facilities and Parking Rules & Regulations

Originally Adopted on October 2, 2014

Last Revised on

November 7, 2024[_____, 2026]

Recreational Facilities Rules & Regulations

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Recreational Facilities and Parking Rules & Regulations

General

In accordance with Chapters 190 and 120 of the Florida Statutes, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Long Lake Ranch Community Development District ("**District**") adopted the following rules to govern its recreational facilities, parking, and parking enforcement. This rule repeals and supersedes all prior rules governing the same subject matter.

The District has adopted these Rules and Regulations ("**Rules**") for the safety and security of the District and its Members (as defined herein). The Board may modify these Rules from time to time as needed.

Violations of the Rules are subject to verbal warnings, written warnings, suspension, and further actions taken as outlined in the Rules and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

Definitions

All capitalized terms shall have the meanings as defined herein.

Adult – An individual eighteen (18) years of age, or older.

Amenity Access Cards – Cards are issued to eligible Members that meet the requirements contained in these Rules strictly for the use of the individual to access the Recreational Facilities in accordance with the Rules. The cards will be issued at the Activity Center and will contain a photo of the family cardholder.

Amenity Manager – On-site member of the Staff responsible for managing the District's Community Facilities

Annual Pass – an annual pass may be purchased by a non-Resident or non-Tenant of the District at a cost of \$2,000.00 each per Household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and penalties as Residents within the District.

Annual Passholder – any person who is the holder of an Annual Pass.

Board of Supervisors or Board – the Board of Supervisors of the Long Lake Ranch Community Development District.

Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.

Community Facilities – All areas included in the Recreational Facilities and Common Areas.

County – shall refer to Pasco County, Florida.

District Management or District Manager – Those agents and representatives of the management firm hired by the District.

District Roadways – shall mean the rights-of-ways in the in the Townhome Neighborhoods, which consists of: Floridian Way; Milkweed Trace; Beauty Berry Court; Lake Waters Place; Bittern Blvd.; Ulmus Street; and Cornuta Street, all as further identified in **Exhibit A**. The District Roadways are the only rights-of-way within the District that are owned by the District.

District Staff or Staff – Those individuals employed by District Management or the amenities' management firm hired by the District such as Amenity Manager, pool attendants, and maintenance personnel.

Guest(s) – Any person who is accompanying a Member to the Community Facilities. A Member shall be responsible for all Guests within the Community Facilities. All Members shall remain with their Guests at all times. The Amenity Manager may make accommodations as necessary for unaccompanied Guests. Approvals must be received in advance and are at the discretion of the Amenity Manager. Solely as it relates to the rental of Community Facilities, Guest(s) shall also refer to any person attending a Member of Non-Member's private function pursuant to the Community Facility Rental Policies provided herein.

Household – shall mean a residential unit or a group of individuals residing within a Member's home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon District's request, proof of residency for individuals over the age of eighteen (18) years may be required by driver's license or state or federal issued form of identification, including a signed affidavit of residency.

Member – Shall mean Residents, Annual Passholders and/or Tenants.

Motorized Vehicle – A motorized vehicle is any type of vehicle that is powered by means other than human power (typically electric or gasoline engine), and includes, but is not limited to passenger vehicles, commercial vehicles of any kind, trucks, limousines, recreational vehicles, tractors, go-carts, golf carts, motorcycles, motor scooters, electric bikes, all-terrain vehicles ("ATV") or any other related form of transportation devices.

Non-Member – Shall mean any person who is not a Member.

Parked – A vehicle or vessel left unattended by its owner or user.

Properties – Shall mean and refer to that certain real property located within the District boundaries, and such addition thereto as may hereafter be brought within the boundaries of the District.

Recreational Facilities– Includes the swimming pool facilities, activity center, playground, Pavilion, park, restrooms, basketball, pickleball and tennis courts, dog park, community dock and lake trail.

Resident –any person or Household owning property within the District’s boundaries.

Rules– Any written rules or regulations adopted, implemented, or published by the District or its Board of Supervisors at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, agents, and contractors within the Properties.

Tenant – A lessee of a dwelling within the District who has had the Resident’s privileges under these Rules transferred pursuant to these Rules.

Tow-Away Zone – District property in which parking is prohibited as further provided in these Rules and where the District is authorized to initiate a towing and/or removal action.

Townhome Guest Parking Spaces – those certain common parking spaces in the Townhome Neighborhoods, ~~as further identified that are denoted with hash marks~~ in **Exhibits A-1 and A-2** attached hereto.

Vehicle – any mobile item which normally uses wheels, whether motorized or not.

Vessel – Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

Conduct Code

Improper conduct, obscenities, verbal, or physical threats by Members and/or Guests will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for their family and Guests.

All users of the Community Facilities are expected to conduct themselves properly with due consideration for fellow Members, Guests, and Staff. The Amenity Manager has the authority to discipline, within the Rules, any person for conduct, which in their opinion tends to endanger the welfare, interest or character of the District, as well as for the violations of the specific Rules of the District.

As stated in the Rules, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct, which serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others and cause them to fear for their physical well-being may be reported to the local law enforcement agency.

Anyone who observes a violation of these Rules shall bring the matter to the attention of any Staff on duty or to District Management. Members are discouraged from trying to enforce the Rules on their own.

Staff and fellow Members and Guests are to be treated in a courteous and considerate manner. No member of Staff shall be reprimanded or harassed in any way by a Member. All complaints regarding services rendered by any Staff member must be made to the Amenity Manager or District Management.

Members shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff members.

Lease Procedures and Transfer of Privileges

Residents who rent or lease residential units in the District shall have the right to designate the Tenant of a residential unit as the beneficial users of the Resident's privileges to use the Community Facilities, subject to requirements stated herein.

Resident shall provide a completed Assignment of Use Form to the Amenity Manager designating and identifying the Tenant(s) who shall hold the beneficial usage rights, submitting with such notice the Tenant's proof of residency (i.e., a copy of the lease agreement).

Tenant(s) who are designated by Resident as the beneficial user of the Resident's rights to use the Community Facilities shall be entitled to the same rights and privileges to use the Community Facilities as the Resident, subject to all these Rules.

A Tenant may not transfer privileges to another person. Upon transfer of privileges to a Tenant, Resident shall no longer have any privileges to use Community Facilities until such time that the Amenity Manager is notified of termination of transfer and the Amenity Access Cards for the Tenants are returned. In the event a home is sold, the Residents'

Amenity Access Cards are to be turned in to the Amenity Manager. The card will be deactivated and reissued to the new Resident.

Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Amenity Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each Member Household is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given. Guests must be accompanied at all times by a member of the Member Household who is 18 years old or older and must obtain a Guest pass from the Amenity Manager. Members 12-14 years of age may not have Guests unless they are accompanied by an Adult. Members 15-17 years of age may have one Guest.
3. Members and Guests may use the Recreational Facilities as follows:
 - a. Each Member Household will be issued a maximum of two (2) Amenity Access Cards. These cards are for use by the cardholder only.
 - b. The card is used to access the swimming pool facility, tennis court, playground, park restrooms, and the open park and/or trail gates. Age restrictions apply.
 - c. When you use the Amenity Access Card, your name and time of entry are registered.
 - d. Your card is your responsibility. If you misplace your card, please contact Staff immediately so that the card can be deactivated.
 - e. Replacement cards will be issued at a charge of \$25 per card ("Card Replacement Fee"); provided however, such Card Replacement Fee shall be waived when the card being replaced was issued five (5) or more years prior and is no longer in working condition.
 - f. Hours for the Community Facilities are posted at the entrance to each facility and are sunrise to sunset. Pasco County curfew laws supersede this policy, and applicable individuals must adhere to these laws first and foremost.
 - g. When applying for an Amenity Access Card, the Member must present a State-issued identification (e.g., driver's license, birth certificate, or passport), along with proof of ownership (e.g., a copy of the Resident's

Warranty Deed or signed settlement pages). Each Member is required to sign an Amenity Access Card Agreement to obtain access cards. Tenants must provide a copy of their lease and of the Assignment of Use form, each signed by the Resident and Tenant.

- h. Shirts and shoes are to be worn in the Recreation Facilities, except the swimming pool area.
- i. Wet bathing suits are not allowed to be worn inside the Activity Center.
- j. Profanity, bullying, and/or disruptive behavior will not be tolerated.
- k. No vandalizing of Community Facilities.
- l. Anyone fourteen (14) years old or younger must be accompanied by an Adult while at the swimming pool facilities and dog park. Anyone eleven (11) years old or younger must be accompanied by an Adult while at all other Recreational Facilities.
- m. Diving or flips into the lake from the community dock or from the pool deck into the swimming pool is not allowed.
- n. No fighting.
- ~~o. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.~~
- ~~p.~~o. With the exception of a community sponsored event where alcoholic beverages are permitted, Members or Guest(s) may not bring or consume alcoholic beverages within the Community Facilities. No one is allowed to bring or consume alcoholic beverages within the Community Facilities. Members or Guests who are under the influence of alcoholic beverages or illegal drugs will not be permitted on District premises and if present will be asked to leave the premises immediately.
- ~~q.~~p. Use of alcohol, tobacco products, vaping, marijuana, illegal drugs, and paraphernalia is prohibited.
- ~~r.~~q. No pets (except for service animals as defined by Florida Law) will be allowed in the Activity Center, the swimming pool area, or other posted areas. With the exception of the Dog Park, all pets must be on a leash at all times when on any Common Areas.
- ~~s.~~r. Community Facilities shall be used only for the purpose for which they are designed.

t.s. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed. Violations may result in suspension of amenity privileges.

u.t. Call 911 in the event of an emergency.

4. Community property may not be altered or removed from any Community Facility without written consent of the Board of Supervisors, District Manager, or Amenity Manager.
5. COMMON AREAS: The District owns and maintains various Common Areas throughout its boundary including, but not limited to stormwater lakes, landscape tracts, and other common areas. The Common Areas shall be used only for their intended purpose and as contemplated herein. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris, or unsightly materials will be permitted on Common Areas. Any misuse, unauthorized use, or damage (whether intentional or unintentional) to the Common Areas shall be deemed a violation of these Rules and may result in suspension from the Community Facilities and/or termination of privileges for Members in accordance with the section "Violation of Rules" herein.
6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family and/or Guests.
7. In accordance with the Florida Clean Indoor Air Act, smoking and vaping are prohibited within the Community Facilities.
8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.
9. Programs may be offered at the Recreational Facilities for Members' participation. These programs may have a cost for participation. All instructors are independent contractors that must be approved, certified, insured and must have a contractual agreement with the District.
10. With the exception of a community sponsored events, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.
11. Sports equipment may be borrowed from the Clubhouse office, provided that an Amenity Access Card is left at the office to ensure the return of the equipment. Members will be required to pay for the replacement of any equipment they damage or lose. Management may suspend all amenity privileges in accordance

with the Violation of Rules and Regulations herein provided until the matter is resolved.

12. Motorized Vehicles are prohibited on District Common Areas, including but not limited to stormwater pond banks and landscape buffers, and the lake trail. Notwithstanding the prior sentence, District Staff, employees and vendors/consultants are authorized to use Motorized Vehicles on District Common Areas and the lake trail as needed in relation to work conducted on behalf of the District.

Community Facility Rental Policies

Members and non-Members may reserve for rental the multi-purpose room located in the Activity Center and the Tennis/Pickleball Court for private events/play. Reservation of the Tennis/Pickleball Court is specifically addressed in the section regarding the Tennis/Pickleball Court. Reservation of the pavilion area within the Park (as hereinafter defined) is specifically addressed in the section regarding Playground Rules. The following is particular to the Activity Center. The daily Guest limits referenced in these Rules shall not apply to Guests attending a Member's private function. Members and non-Members interested in reserving the multi-purpose room should contact the Amenity Manager regarding the anticipated date and time of the event to determine availability. Community Facilities are not available for reservation when those facilities have been otherwise reserved for use by the District or HOA, Master Association.

1. Available Facilities: The following Community Facilities are available for private rental for up to five (5) total hours (including set-up and post-event cleanup), at the following rates:
 - Activity Room in Activity Center
 - o Reservation by the District or the Long Lake Ranch HOA, Master Association – no charge
 - o Reservation by Members - \$60.00
 - o Reservation by non-Members - \$110.00
 - o Reservation by other governmental unit - \$60.00

No alcohol may be served or consumed on District property, including during private events. The Member or non-Member renting any portion of the Community Facilities shall be responsible for any and all damage and costs to repair arising from the rental.

2. Reservations: Members and non-Members interested in making a reservation must submit to the Amenity Manager a completed Use Application. At the time of submission, two (2) checks from the Member's or non-Member's personal checking account or money orders (no cash) in the Member's or non-Member's name made out to the Long Lake Ranch Community Development District should be submitted to the Amenity Manager. One (1) check should be in the amount of

the room rental fee referenced above and the other check should be in the amount of a deposit (see subsection 4. below). The Amenity Manager will review the Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed in writing to the District's Board of Supervisors for consideration. For consideration, all written appeals should be delivered to the District Manager.

3. Staffing: When Staff is required at a private event, Members shall be required to pay for the Staff at a rate to be determined by the Amenity Manager.
4. Deposit: As stated above, private rental of the multi-purpose room in the Activity Center requires a deposit according to the following schedule at the time the reservation is approved:
 - Reservation by the District or the Long Lake Ranch HOA, Master Association – no deposit required
 - Reservation by Members - \$300.00
 - Reservation by non-Members - \$600.00
 - Reservation by other governmental unit - \$100.00

To receive a full refund of the deposit, and to avoid cleaning charges following a private rental, the following must be completed:

- a. Ensure that all garbage generated by the private rental is removed from the premises and placed in the District's dumpster.
- b. Remove all displays, favors or remnants of the event.
- c. Restore the furniture and other items to their original position.
- d. Wipe off tabletops, etc.
- e. Ensure that no property has been removed from the rented premises.
- f. Ensure that no damage has occurred to the rented premises and/or any property in the Activity Center.

The Amenity Manager shall determine the amount of deposit to return, if any. Deposit checks will be returned only to the individual who completed the Use Application or to a party designated by such individual at the time of submittal of the Use Application.

5. Adherence to Rules. Members and non-Members and their Guests are required to adhere to all Rules. Failure to comply with such Rules may result in the forfeiture of the deposit. The Member or non-Member who made and paid for the reservation must attend the full five hours of the rental.
6. Additional Cleaning. If additional cleaning of rented facilities is required, the Member or non-Member reserving the facility will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the

foregoing, Members and non-Members may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.

7. General Policies:

- a. The volume of live or recorded music must not violate applicable Pasco County noise ordinances.
- b. Event Liability coverage may be required on a case- by- case basis in the sole discretion of the Board of Supervisors.
- c. Members may reserve only one five-hour rental block at a time and no more than one rental area at a time. Members and Non-Members are allowed up to four area rentals per calendar year.

Community Dock and Lakes

1. Swimming is not permitted in any of the stormwater ponds within the District, inclusive of the lake
2. The operation of motorized ~~watercraft~~-Vessel upon the stormwater ponds within the District, inclusive of the lake, is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. The operation of non-motorized ~~watercraft~~-Vessel is allowed solely upon the waterbodies identified in the “**Fishing and Boating Area Map**” attached hereto as **Exhibit B**. The location of permissible points of entry and exit for non-motorized ~~watercraft~~-Vessel is identified on the Map.
4. Diving, running and/or flipping off of the dock is not allowed.
5. Glass containers are not allowed on the dock or near the lake.
6. Anyone eleven (11) years old or younger must be accompanied by an Adult Member at all times.
7. Use of alcohol, tobacco products, vaping, marijuana, illegal drugs, and paraphernalia are prohibited on the dock.
8. Items left on the dock or near the lake after dusk will be kept in the Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
9. Call 911 in the event of an emergency.
10. Community Dock and lake hours are from sunrise to sunset.

Fishing

1. The District ponds and other stormwater management facilities ("Ponds") primarily function as retention Ponds to facilitate the District's treatment of stormwater run-off and overflow. As a result, contaminants may be present in the water. Fishing shall be catch and release **only**.
2. Fishing in the District's stormwater ponds is prohibited except: (1) by Members in those designated areas identified in the Fishing and Boating Area Map attached hereto as **Exhibit B**; and (2) by Members directly behind such Members' own lots (i.e., outside of the designated fishing areas identified in **Exhibit B**. Fishing behind a home other than your own is not permitted). Permitted fishing areas may be subject to change.
3. The District's Ponds are subject to environmental permits; therefore, the policies provided herein related to the Ponds may be subject to change in accordance with such permits.
4. Call 911 in the event of an emergency.

Dog Park Rules (the "Dog Park")

Use of the dog park is at your own risk

1. Dogs must be on leashes at all times, except within the Dog Park area.
2. Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
3. Dog handler must have the leash with them at all times.
4. Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
5. Dogs must be vaccinated and must wear a visible rabies and license tag at all times.
6. Limit three dogs per Adult dog handler.
7. Puppies under four months of age may not enter the Dog Park.
8. Children fourteen (14) years old and younger must be accompanied by a parent or adult while within the Dog Park area.
9. Dog handlers are responsible for the behavior of their animals.

10. Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
11. Female dogs in heat are not permitted in the Dog Park.
12. Food of any kind is prohibited inside the Dog Park.
13. Dog handlers must clean up any dog droppings made by their pets.
14. Dog handlers are responsible for any damages caused by their dogs in the dog park.
15. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
16. Only licensed and insured dog trainers will be permitted to provide training at the Dog Park. Members must register any trainer with the District prior to working with the dog. Failure to register a dog trainer is a violation of District Rules and may result in the suspension of amenity privileges.
17. Use of alcohol, tobacco products, vaping, marijuana, illegal drugs, and paraphernalia is prohibited in the Dog Park.
18. The Dog Park area is equipped with closed-circuit surveillance cameras.
19. Call 911 in the event of an emergency.
20. Incident Reporting:
 - a. Members are required to report any incident involving a Member and/or a Members' dog, the injury of a person or dog, and/or the infraction of any District policy to the Amenity Manager or District Manager within 24 hours of the incident to create an Incident Report. Any violation of District Rules may result in suspension or termination of amenity privileges as described in the section "Violation of Rules" herein.
 - b. The report of an incident shall include the name and address of the person reporting, the date and time of the incident, the location on District property where the incident occurred, and a description of the incident.
 - c. Contact information for the District Manager or Amenity Manager can be found on the District's website at <https://www.longlakeranchcdd.org/>
21. Dog Park hours are from sunrise to sunset.

Lake Trail

1. There are six (6) access points for the lake trail. Members are prohibited from altering any District property adjacent to or abutting their homes to provide for an additional point of access to the lake trail.
2. Pedestrians have the right-of-way.
3. Call 911 in the event of an emergency.
4. Allow other walkers, runners, bikers, or skateboarders who may be following to safely pass on your left.
5. Bicycles and skateboards are allowed on the trail. Bikers and skateboarders should stay to the left when passing pedestrians.
6. Children eleven (11) years old and younger must be accompanied by an Adult at all times.
7. The fence which surrounds the lake trail is the property of the District and may not be removed or altered in any way.
8. Motorized Vehicles are prohibited on the lake trail, except for District Staff, employees and vendor/consultants as needed in relation to work conducted on behalf of the District.
9. Lake Trail hours are from sunrise to sunset.

Playground Rules (the "Park")

1. Park hours are from sunrise to sunset.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in the Park.
5. Alcoholic beverages are not allowed in the Park or on any District property.
6. Use of vaping, tobacco products, marijuana, illegal drugs and paraphernalia is prohibited in the Park.
7. Use of profanity and/or disruptive behavior will not be tolerated.

8. Report violators, damaged equipment, and unsafe conditions to the Amenity Manager.
9. Call 911 in the event of an emergency and inform the Amenity Manager and District Manager.
10. The Park is equipped with closed-circuit surveillance cameras.
11. Members and non-Members may reserve the Pavilion within the Park for private events/play at the rates listed below. The daily Guest limits referenced in these Rules shall not apply to guests attending a private function; however, guests of private events shall be limited to forty (40) individuals. Members and non-Members interested in reserving the Pavilion should contact the Amenity Manager regarding the anticipated date and time of the event to determine availability. All parties must provide a completed Use Application to the Amenity Manager and a refundable deposit. The reservation time is limited to five (5) hours. Members and non-Members are responsible for all clean-up and disposal of items related to the private event. The rates for reserving the Pavilion are as follows:
 - Pavilion in Park
 - o Reservation by the District or the Long Lake Ranch HOA, Master Association – no charge
 - o Reservation by Members – no charge
 - o Reservation by non-Members - \$110.00
12. Reservations: Members and non-Members interested in making a reservation must submit to the Amenity Manager a completed Use Application. At the time of submission, one (1) check or money order (no cash) from the Member or non-Member applying for the reservation made out to the Long Lake Ranch Community Development District shall be submitted to the Amenity Manager in the amount of the deposit (see subsection a. below). The Amenity Manager will review the Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed in writing to the District's Board of Supervisors for consideration. For consideration, all written appeals should be delivered to the District Manager.
 - a. Deposit: As stated above, reservation of the Pavilion in the Park requires a deposit according to the following schedule at the time the reservation is approved:
 - Reservation by the District or the Long Lake Ranch HOA, Master Association – no deposit required
 - Reservation by Members - \$300.00
 - Reservation by non-Members - \$600.00
 - Reservation by other governmental unit - \$100.00

b. To receive a full refund of the deposit the following must be completed:

- Ensure that all garbage generated by the private party is removed from the premises and placed in the District's dumpster.
- Remove all displays, favors or remnants of the event.
- Wipe off tabletops.
- Ensure that no damage has occurred to the Pavilion or the Playground.

The Amenity Manager shall determine the amount of deposit to return, if any. Deposit checks will be returned only to the individual who completed the Use Application or to a party designated by such individual at the time of submittal of the Use Application.

Swimming Pool Facility (the "Pool Facilities")

1. The Pool Facilities are open from sunrise to sunset.
2. Upon request, Members must make Amenity Access Cards readily available to Staff when using the Pool Facilities.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. Children fourteen (14) years old and younger must be accompanied by an Adult at all times while using the Pool Facilities.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Pasco County and the State of Florida.
6. Proper swimming attire must be worn while using the Pool Facilities. No thong swimwear is permitted at the Pool Facilities.
7. Use of vaping, tobacco products, marijuana, illegal drugs, and paraphernalia are prohibited at the Pool Facilities.
8. No diving is allowed.
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobics equipment.
11. No running or rough housing is allowed in the swimming Pool Facilities.

12. No animals, with the exception of qualified service animals, are allowed at the Pool Facilities.
13. Alcohol is prohibited at the Pool Facilities.
14. No glass containers of any kind are allowed at the Pool Facilities.
15. Radios and/or "boom boxes" may not be played at the pool. All portable electronic devices are allowed if headphones are used.
16. Food and beverages are prohibited within four (4) feet of the pool and on the pool wet deck area as established by the Florida Department of Health.
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted at the Pool Facilities.
18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool. All pool furniture must be returned to its original position after use. Please close umbrellas after use.
19. Items left in the Pool Facility after dusk will be kept in Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
20. The Pool Facility cannot be rented for parties or other group functions, except as provided below.
21. Any person swimming after the Pool Facilities are closed may be suspended from the Pool Facilities for the remainder of the year and is subject to trespassing charges.
22. Call 911 in the event of an emergency.
23. The Pool Facilities are equipped with closed circuit surveillance cameras.
24. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

Pool Parties

1. All parties shall be limited to the area of the Pool Facility designated by the Amenity Manager. Unauthorized pool parties are not permitted.

2. All parties must be booked in advance through the Amenity Manager, which the Amenity Manager may approve in his/her sole discretion. Certain dates may be unavailable for parties, as determined in the Amenity Manager's discretion. Only Members can book a pool party.
3. The party is limited to a maximum of twelve (12) people for up to five (5) hours (including set-up and post-event cleanup).
4. For every five (5) children who are five (5) years old and younger at least one adult must be present.
5. All paper goods, including decorations, plates, cups, etc., trash, and food must be removed at the end of the party from the Pool Facility.
6. All food and gift wrap must be kept away from the pool.
7. Tables must be wiped down thoroughly at the end of the party.
8. No balloons, silly string, glitter, confetti, or other messy party favors are permitted.
9. Member's fees for pool parties are as follows:
 - a. Reservation: \$60.00
 - b. Security Deposit: \$300.00
10. All other Rules provided in the Community Facility Rental Policies shall also apply to Pool Parties. To the extent any provisions in this section conflict with the provisions of the Community Facility Rental Policies, this section shall control.

Tennis/Pickleball and Basketball Court

1. The tennis and pickleball courts can be accessed with the Amenity Access card.
2. Play is on a first come, first served basis unless an event has been planned using these areas or the area is reserved in accordance with the provisions of this section.
3. Proper tennis attire is required while on the courts, such as sportswear and tennis shoes/sneakers.
4. Profanity and/or disruptive behavior are not permitted.
5. No rollerblades, skateboards, bicycles, children's motorized vehicles or similar equipment are allowed on the tennis/pickleball or basketball courts. The tennis/pickleball and basketball courts may only be utilized for their intended purpose of tennis/pickleball and basketball, respectively.

6. Glass containers are not allowed in the tennis/pickleball or basketball court areas.
7. Alcohol, vaping, tobacco products, marijuana, illegal drugs, and paraphernalia are prohibited on the tennis/pickleball or basketball courts.
8. Portable radios and/or “boom boxes” are not allowed in the tennis/pickleball or basketball areas. All portable electronic devices are allowed if headphones are used.
9. No pets, except for service animals are allowed on the basketball or tennis/pickleball courts.
10. Any Member eighteen (18) years or older may (one time per month) reserve a tennis/pickleball court at no fee for doubles (4 players) or both courts (8 players). Time is limited to ninety (90) minutes. Requests must be submitted to the Amenity Manager at least one (1) week in advance in order to give other Members proper notice of a reservation.
11. Tennis/Pickleball and Basketball Court hours are from sunrise to sunset.

Wildlife

1. When using the Community Facilities, including especially outdoor areas and open spaces, please adhere to the following guidelines in regards to non-domesticated animals (“**Wildlife**”):
 - a. Wildlife encountered within the Community Facilities should never be approached.
 - b. Never leave small children unattended.
 - c. Never feed wild animals, or leave food/garbage unattended.
 - d. Wildlife are likely to be present in all natural waters or wetlands. Please take caution and be vigilant when close to such areas.
2. The Long Lake Ranch community includes natural Wildlife habitats; therefore, exercise caution and vigilance at all times.
3. Please visit the Florida Fish and Wildlife Conservation Commission’s website for more information regarding interaction with Wildlife common to Florida, found here: <https://myfwc.com/conservation/you-conserve/wildlife/>

Violation of Rules

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules established for the safe operations of the Community Facilities.

Violations of the Rules are subject to verbal warnings, written warnings, suspension, and further actions taken as outlined in the Rules and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

1. Suspension of Rights. The District, through its Board of Supervisors, District Manager, and/or Amenity Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behavior:
 - a. Submits false information on any application for use of the Community Facilities;
 - b. Permits the unauthorized use of an Amenity Access Card;
 - c. Exhibits unsatisfactory behavior or appearance;
 - d. Fails to pay amounts owed to the District in a proper and timely manner;
 - e. Fails to abide by any District Rule contained herein;
 - f. Treats the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;
 - g. Damages or destroys District property;
 - h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests;
 - i. Uses the Recreation Facilities after such facilities are closed;
 - j. Is arrested while on District property.
2. Incident Reporting
 - a. In the case of an emergency or injury, call 911 immediately, then contact the Amenity Manager and/or the District Manager.
 - b. Members who are involved in any incident or accident while on District property must report the incident or accident to the Amenity Manager and to the District Manager for the purpose of creating an Incident Report within 24 hours of the incident or accident. Incidents on District property involving violation(s) of District Rules and/or involving injury to another Member, Guest, or pet may result in suspension from the Community Facilities and/or termination of privileges for Members in accordance with this section, "Violation of Rules".

- c. The report of an incident on District property shall include the name and address of the Member reporting, the date and time of the incident, the location on District property where the incident occurred, and a description of the incident.
 - d. Contact information for the District Manager or Amenity Manager can be found on the District's website at <https://www.longlakeranchcdd.org/>
- 3. Authority of Amenity Manager. The Amenity Manager or their designee is authorized to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. The Amenity Manager or their designee may at any time restrict or suspend for cause(s), including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed the number of days until the next advertised meeting of the Board of Supervisors.
- 4. Authority of District Manager. The District Manager may at any time restrict, suspend, or terminate for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed the number of days until the next advertised meeting of the Board of Supervisors. Any such person will have the right to appeal the imposition of the restriction, suspension, or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager before the next meeting of the Board of Supervisors.
- 5. Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

Sovereign Immunity.

Nothing herein shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28, Florida Statutes, or applicable statutes or law.

Parking

1. **Introduction:** The District finds that Vehicles and Vessels parked in violation of this Rule can cause hazards and danger to the health, safety and welfare of District residents and the public, including specifically Vehicle and Vessels parked on the District Roadway not designated as a parking space. This Rule authorizes parking in designated areas and the towing/removal of unauthorized ~~v~~Vehicles and ~~v~~Vessels parkeding on District property designated as Tow-Away Zones (as defined and identified below), ~~which are identified on the Parking Maps attached hereto as Exhibit A (inclusive of Exhibits A-1, A-2, & A-3).~~
2. **County Roadways:** The majority of the roadways throughout the District are owned and maintained by the County. Please refer to Chapter 316, Florida Statutes, and Sections 70, 82 and 106, Pasco County Code of Ordinances, for laws related to authorized and unauthorized parking of Vehicles or Vessels on County roadways. In the event Members or Guests are parking on County roadways in contravention of state law and/or local ordinances, the District Manager and/or District staff may contact the Pasco County Sheriff's Office to enforce such parking regulations.
- 2.3. **Designated Parking Areas:** Vehicles and ~~v~~Vessels may be parked on District property only as ~~indicated on Exhibit A, and as~~ set forth below:
 - a. **DISTRICT ~~AND COUNTY~~ ROADWAYS.**
 - i. Please refer to Chapter 316, Florida Statutes, and Sections 70, 82 and 106, Pasco County Code of Ordinances ("County Parking Code"), for laws related to authorized and unauthorized parking of ~~v~~Vehicles or ~~v~~Vessels on District ~~and County~~ roadways. With respect to the District Roadways: (i) County regulations prohibit the obstruction of rights-of-way if such obstruction, among other things, interferes with the efficient delivery of emergency or law enforcement services; and (ii) except for the Townhome Guest Parking Spaces, the District Roadways are not designed or constructed to allow for on-street parking and do not meet the County's Land Development Code minimums width requirements to allow for on-street parking. Based on these findings, the District has determined Vehicle or Vessel on-street parking on District Roadways in contravention of state law and/or local ordinances. Therefore, except as set forth herein regarding the Townhome Guest Parking Spaces, no parking on District Roadways is permitted at any time.
 - b. **AMENITIES AREAS.** Vehicle parking is only permitted for Members, Guests, and District Staff, employees, and vendors/consultants in the parking lots of the amenity areas and only during the hours set forth below.

ABSENT AN APPLICABLE EXCEPTION AS SET FORTH HEREIN, THERE IS NO PARKING IN THE AREAS IDENTIFIED BELOW EXCEPT WITHIN THE STATED HOURS:

AMENITY PARKING AREA	HOURS
Activity Center on Long Lake Ranch Boulevard (see Exhibit A-3)	7:00 AM to 11:00 PM
Foxtail Amenity Center on Lake Waters Place (see Exhibit A-1) NEED TO CONFIRM WHICH PARKING SPOTS THIS APPLIES TO	7:00 AM to 11:00 PM

b.c. GUEST PARKING SPACES IN TOWNHOME NEIGHBORHOODS. Vehicle parking in the Townhome Guest Parking Spaces¹ is **ONLY** permitted for (i) Guests and (ii) District Staff, employees, and vendors/consultants, in relation to active projects or construction/maintenance-related activities. The District may, in its discretion, mark the Townhome Guest Parking Spaces with red-curbing. **No other parking, including, but not limited to, parking of Member-owned Vehicles or Vessels, are permitted in these spaces at any time.**

ABSENT AN OVERNIGHT PARKING PERMIT ISSUED AS SET FORTH HEREIN, THERE IS NO PARKING IN THE TOWNHOME GUEST PARKING SPACES EXCEPT ~~DURING THE~~ WITHIN THE STATED HOURS:

PARKING AREA	HOURS
Townhome Guest Parking Spaces	7:00 AM to 11:00 PM

e.d. OVERNIGHT PARKING PERMIT. Notwithstanding Sections 3.b. (Amenity Areas) & 3.c. (Guest Parking Spaces in Townhome Neighborhoods), Members ~~and Guests~~ may apply for an “**Overnight Parking Permit**” which will allow after-hours and/or overnight parking of Vehicles [or Vessels] ~~Guests to park in the (i) Townhome Guest Parking Spaces [(Guests only)];~~ or (ii) Amenity Area Parking Lots (Members or Guests)] ~~after-hours, and overnight.~~ All Overnight Parking Permits are issued in the sole and absolute discretion of the District Management and/or Amenity Management and as such, any decision of the District Management and/or Amenity Management to issue or deny the issuance of same shall be deemed final. Overnight Parking Permits may be issued for a maximum of fourteen (14) consecutive days. At the discretion of District Management and the Amenity Manager, the Amenity Manager is hereby authorized to develop additional policies and procedures in order to implement Overnight Parking Permit procedures.

¹ As provided in the Definitions section, Townhome Guest Parking Spaces are those certain common parking spaces in the Townhome Neighborhoods, as further identified ~~that are denoted with hash marks~~ in Exhibits A-1 and A-2 attached hereto.

d.e. **OTHER DISTRICT COMMON AREAS.** Vehicle or Vessel parking in all other Common Areas (exclusive of District-owned parking areas) is **ONLY** permitted for District Staff, employees, and vendors/consultants in relation to active projects or construction/maintenance-related activities. No other parking is permitted in these areas at any time.

3.4. Establishment of Tow-Away Zone.

- a. **DISTRICT TOW-AWAY ZONES.** All District property, including the District Roadways, in which parking is prohibited as set forth in Section 32 herein, either entirely or during specific hours, or is otherwise identified in **Exhibit A (inclusive of Exhibits A-1, A-2, & A-3)** attached hereto, is hereby declared a **"Tow-Away Zone"**. To the extent that parking on District property is only prohibited during specific hours, that portion of District property shall only be considered a Tow-Away Zone during the period of time in which such parking is prohibited.
- b. **DISTRICT ~~AND COUNTY~~ ROADWAYS.** In the event that a Vehicle or Vessel is parked~~Members or Guests are parking~~ on District ~~or County~~ ~~Roadways~~ in contravention of state law and/or local ordinances, the District Manager or his/her designee may shall contact the Pasco County Sheriff's Office to enforce such parking regulations and/or utilize the Towing/Removal Procedures provided herein.

4.5. Exceptions.

- a. **DISTRICT STAFF/EMPLOYEES.** District Staff and employees may park Vehicles or Vessels in Tow -Away Zones without charge in order to facilitate District business.
- a.b. **VENDORS/CONTRACTORS.** In order to facilitate District business, District Staff may authorize vendors/consultants in writing to park company Vehicles or Vessels in Tow-Away Zones without charge. All Vehicles so authorized must be identified by a vendor window pass or have company ~~vehicle~~ signage clearly visible.

5.6. Towing/Removal Procedures.

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board and shall be posted on District property in the manner set forth in section 715.07, Florida Statutes. Such signage is to be placed in conspicuous locations in the areas identified in Section 43 herein and shall identify the hours in which the area is designated as a Tow-Away Zone, if applicable, in accordance with section 715.07, Florida Statutes.

- b. **TOWING AND REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle or Vessel, District Staff must verify that the subject Vehicle or Vessel was not authorized to park under this Rule during the period in question, and then must contact a firm authorized by Florida law to tow/remove Vehicles and/or Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, Florida Statutes.
- c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles and Vessels from the District's Tow-Away Zones in accordance with Florida law and with the policies set forth herein.
- d. **AMENITY MANAGER AUTHORIZED TO DEVELOP ADDITIONAL TOWING PROCEDURES.** At the discretion of District Management and the Amenity Manager, the Amenity Manager is hereby authorized to develop additional policies and procedures in order to implement the towing and parking Rules set forth herein, including but not limited to Vehicle and Vessel registration requirements, notification procedures, and enforcement procedures.

6.7. **Parking at Your Own Risk.** Vehicles or Vessels may be parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or Vehicles or Vessels parked on District property.

EXHIBIT A: ~~PARKING~~ TOW-AWAY ZONE MAPS

As further identified on the following maps attached hereto (identified as Exhibits A-1, A-2, & A-3), the District's Tow-Away Zones include the following:

4.→)

1. Parking Area at the Activity Center on Long Lake Ranch Boulevard (see Exhibit A-3)

2. Parking Area at the Foxtail Amenity Center (see Exhibit A-1)

3. Townhome Guest Parking Spaces (see Exhibits A-1 and A-2)

4. District Roadways identified as follows:

a. Floridian Way (Exhibit A-1)

b. Milkweed Trace (Exhibit A-1)

c. Beauty Berry Court (Exhibit A-1)

d. Lake Waters Place (Exhibit A-1 & A-2)

e. Bittern Blvd. (Exhibit A-2)

f. Ulmus Street (Exhibit A-2)

g. Cornuta Street (Exhibit A-2)



LLR PARKING EXHIBIT A-1

LLR V8 and Amenity Center

LONG LAKE RANCH, LLC.

PASCO COUNTY

2/9/15	PARKING EXHIBIT A-1	BVP
DATE:	02/09/215	JOB #:
Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grant tree analysis is required and may affect final unit totals and layout.		

SCALE: 1" = 50'
0 25 50 100
HALF SCALE 11" BY 17"

HEIDT
DESIGN
5806-B Breckenridge Parkway
Tampa, FL 33610
Phone: (813) 253-5311
www.HeidtDesign.com

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R:\LONG LAKE RANCH\LLR-VILLAGE-8-TOWNHOMES\WORKING FILES\CURRENT DRAWINGS\CPEX\IBTS\LLR_V8 - PARKING EXHIBIT A-1.DWG-ARCHD 2015/02/10 10:08 AM BOYAN PARGOV



LLR PARKING EXHIBIT A-2

LLR V6

LONG LAKE RANCH, LLC.

PASCO COUNTY

2/9/15		PARKING EXHIBIT A-1	BVP
DATE:	02/09/215	JOB #:	LLR-LR-1049

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grant free analysis is required and may affect final unit totals and layout.

SCALE: 1" = 40'

0 20 40 80

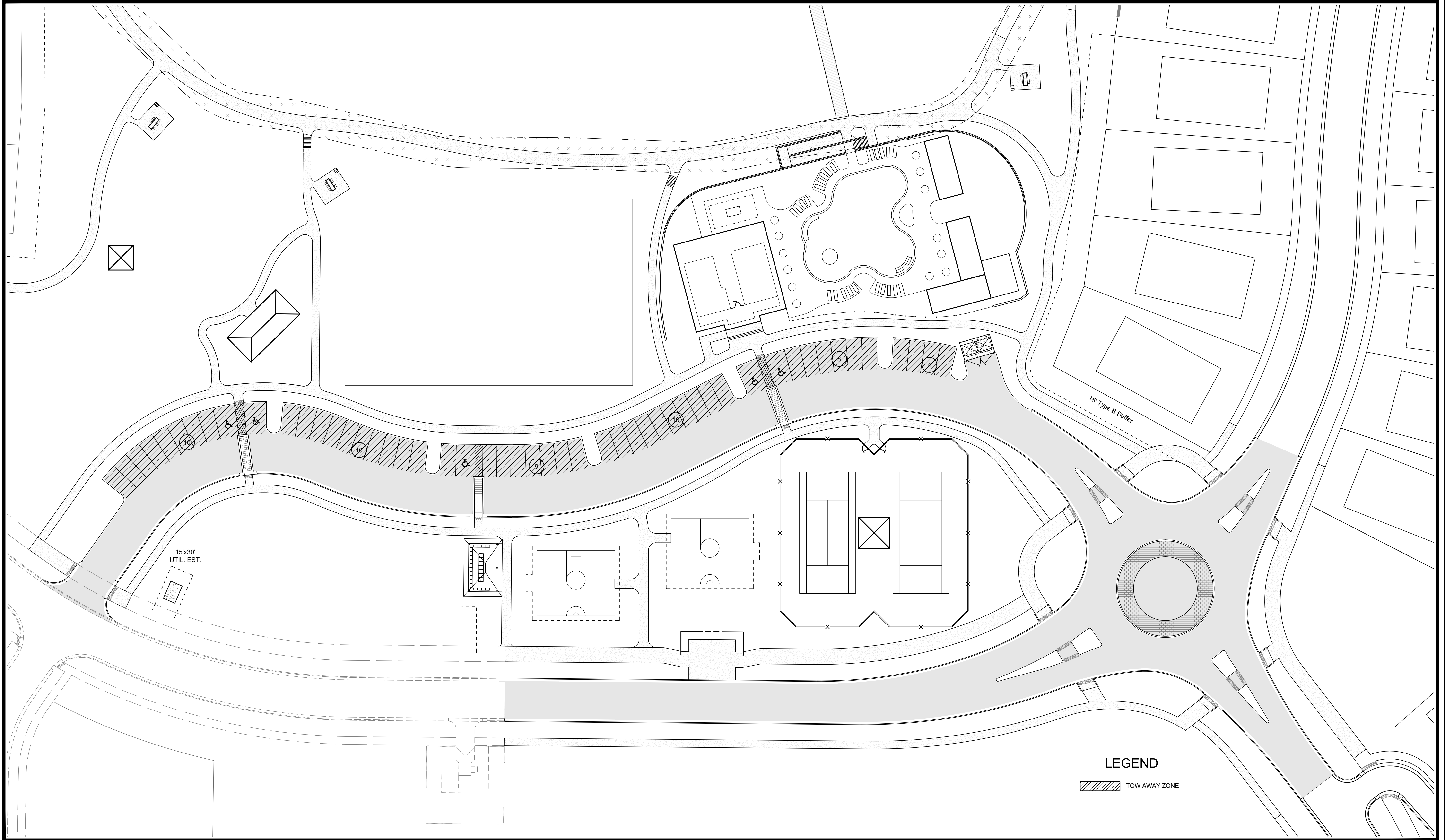
HALF SCALE 11" BY 17"

HEIDT DESIGN

5806-B Breckenridge Parkway
 Tampa, FL 33610
 Phone: (813) 253-5311
 www.HeidtDesign.com

R:\LONG LAKE RANCH\LLR\ILLAGE\WORKING FILES\CURRENT DRAWINGS\CPEXHIBIT\LLR_V6 - PARKING EXHIBIT A-2.DWG-ARCHD 2016/02/10 10:38 AM BOYAN PARGOV

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LLR PARKING EXHIBIT A-3

LLR Community Center

LONG LAKE RANCH, LLC.

PASCO COUNTY

2/9/15	PARKING EXHIBIT A-1	BVP
DATE:	02/09/215	JOB #:
Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grant tree analysis is required and may affect final unit totals and layout.		

SCALE: 1" = 30'

0 15 30 60

HALF SCALE 11" BY 17"

HEIDT
DESIGN

5806-B Breckenridge Parkway
Tampa, FL 33610
Phone: (813) 253-5311
www.HeidtDesign.com

EXHIBIT 13

RETURN TO AGENDA



LONG LAKE RANCH CDD - 10.22.2025

TASK LIST: NOVEMBER 2025

TASK	DATE ASSIGNED	ASSIGNED TO	DELIVERABLE DATE	NOTES
Meet with Mr. Bailey regarding the sign	10.02.2025	Field Joe	10.29.2025	Meet with Mr. Bailey > Mr Bailey was a now show the first meeting and one is being rescheduled
Towing Policy	10.02.2025	District Manager/Maintenance	10.29.2025	Towing Resolution will be on the agenda
Progressive & Monument Accident	03.15.2025	Complete	10.30.2025	Check received and will be reflected in the October deposits
Hurricane Preparedness	09.04.2025	Complete	10.30.2025	Compile a manual of emergency contact numbers
Insurance & Car Hit on Sunlake	03.15.2025	District Manager	10.30.2025	A copy of the report was made as a public records request to the Sheriff Department. The reference number is R022971-102125
Lights Out Around Monuments & Amenity	06.15.2025	Will Butler from American and M	10.30.2025	Will Butler needs to provide a status as electrician came out and advised that it was not an electrical issue . Bill has requested that Will provide an update and email was also sent on 10.22.2025. Will has been invited to the meeting
Serenoa Roundabout Cut Back Project	10.02.2025	Field Joe	11.06.2025	Proposal will be advanced for the November agenda in the amount of \$2,200
Bridge Board Repairs	09.04.2025	Maintenance	11.06.2025	Tibbetts lumber are unable to match the boards precisely. Going to bring to the November meeting for a discussion on full replacement with TREX board
Basketball Fence		Maintenance	11.06.2025	Proposals will be presented at the November meeting
Pool Resurface - Foxtail	10.02.2025	Maintenance	11.06.2025	The Board requested several proposals for the repair . Will be presented in the meeting
Finn Outdoor & Sidewalk	07.07.2025	Field Joe	11.06.2025	Charles the Engineer was on site and his report was sent to Supervisors and will be on the November agenda for further discussion
Sign Audit	08.07.2025	Maintenance	11.06.2025	Sign Audit has been completed. Nered proposals for the November meeting
Drip Line Project	09.04.2025	District Manager	11.06.2025	Anchor Stone Dana will be advancing a report for Board use. Recommends setting the proposals aside
Tennis Nets	10.02.2025	Maintenance	11.06.2025	Nets have been ordered
Basketball Fence	10.02.2025	Maintenance	11.06.2025	Proposals will be presented at the November meeting
Basket Ball Court Magnetic Lock Install for Fence	10.22.2025	Maintenance	11.06.2025	Obtain proposal from ECS for entry
Handicap Pool Chair	10.22.2025	Maintenance	11.06.2025	Staff is trying to get the pool chairs operational . Foxtail is up and running. Neither batteries at the pool are taking a charge . Bill is investigating further part needs
Street Light conversion		District Manager	11.06.2025	Sent 3 emails and called Gregory Seel at 52-459-9676. He will be sending "stimates" but advises project is about 6 - 9 months out
John Deere Gator Scheduled for 500 Hour Maintenance	10.22.2025	Maintenance	11.30.2025	The maintenance has been schedule for November and will happen on November 7
Fishing Dock Condition	09.04.2025	Maintenance	COMPLETE	Project has been completed by in house team
Drain at Handicap Ramp	09.04.2025	Maintenance	COMPLETE	Project has been completed by in house team



EXHIBIT 14A

RETURN TO AGENDA



Purchase Order #	Customer ID	Shipping Method	Payment Terms	Rep	Order
12' BLACK CHAIN LINK	00216800	PICKUP	CREDIT CARDS	JOVASKA	

Quantity	UOM	Item Number	Description	Price	Extended Price
500	EA	NI - CHAINLINK	Non Inventory Chainlink	\$11.55	\$5,775.00
			<i>2x9(13core)x12' Black Chain Link</i>		
24	EA	NI - CHAINLINK	Non Inventory Chainlink	\$83.42	\$2,002.08
			<i>1 5/8 x 21' x PP20 top rail Black</i>		
46	EA	NI - CHAINLINK	Non Inventory Chainlink	\$168.40	\$7,746.40
			<i>3" x 16 x PP40 Black Post</i>		
46	EA	NI - CHAINLINK	Non Inventory Chainlink	\$15.85	\$729.10
			<i>3" x 1 5/8 Black Aluminum Loop Cap</i>		
10	EA	NI - CHAINLINK	Non Inventory Chainlink	\$243.51	\$2,435.10
			<i>4" x 16' x PP40 Black Post</i>		
10	EA	NI - CHAINLINK	Non Inventory Chainlink	\$11.53	\$115.30
			<i>4" Black Aluminum Dome Cap</i>		
16	EA	NI - CHAINLINK	Non Inventory Chainlink	\$5.76	\$92.16
			<i>1 5/8" Black Aluminum Rail End</i>		
16	EA	NI - CHAINLINK	Non Inventory Chainlink	\$6.27	\$100.32
			<i>4" Brace Band Black</i>		
16	EA	NI - CHAINLINK	Non Inventory Chainlink	\$20.88	\$334.08
			<i>16' Tension Bar Black</i>		
240	EA	NI - CHAINLINK	Non Inventory Chainlink	\$5.47	\$1,312.80
			<i>4" Tension Band Black</i>		
5	EA	NI - CHAINLINK	Non Inventory Chainlink	\$35.69	\$178.45
			<i>Aluminum Ties 9gax 9-1/2 Black</i>		
2	EA	NI - CHAINLINK	Non Inventory Chainlink	\$1,199.85	\$2,399.70
			<i>16H X 4W Residential Chain Link Single Gate with 1 5/8 Frame</i>		
4	EA	NI - CHAINLINK	Non Inventory Chainlink	\$79.96	\$319.84
			<i>4" Bulldog Hinge</i>		
2	EA	NI - CHAINLINK	Non Inventory Chainlink	\$6.49	\$12.98
			<i>1 5/8" Fork Hanger (Collar) Black</i>		
2	EA	NI - CHAINLINK	Non Inventory Chainlink	\$22.41	\$44.82
			<i>4" Galvanized Residential Fork Black</i>		
260	EA	103050020430100002	5/16" x 1 1/4" Carriage Bolt-STL	\$0.50	\$130.00
4	EA	103050020430207002	3/8" x 2" Carriage Bolt-STL	\$0.97	\$3.88
4	EA	103050020430209002	3/8" x 3" Carriage Bolt-STL	\$1.20	\$4.80



Fence Outlet Port Richey LLC
11507 US Highway 19
Port Richey, FL 34668
PH: (727) 857-7590
FX: (727) 857-7591

Fence Outlet License Number C-10252 & C-10803

BILL TO:

Burden, Bryan
6043 High st
New Port Richey, FL 34653
P: (727) 906-5302

QUOTE

MATQTE549604



10/16/2025

Page 2/2

SHIP TO:

Bryans Fence
6043 High st
New Port Richey, FL 34653
P: (727) 906-5302

Purchase Order #	Customer ID	Shipping Method	Payment Terms	Rep	Order
12' BLACK CHAIN LINK	00216800	PICKUP	CREDIT CARDS	JOVASKA	

Quantity	UOM	Item Number	Description	Price	Extended Price
----------	-----	-------------	-------------	-------	----------------

Fence Outlet is not responsible for load securement or damage to vehicles in the process of loading.

Subtotal	\$23,736.81
Discount	\$2,373.68
Tax	\$1,331.80
Total	\$22,694.93
Payments	\$0.00
Balance Remaining	\$22,694.93

All returns must be within 30 days of purchase, in the same condition and accompanied by a receipt. No returns on special order or custom made items. See Return Policy posted in store for further information.
FIN: 46-2949061

Notice to Consumer: When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer (EFT) or a draft drawn from your account, or to process the payment as a check transaction. When we use information from your check to make an EFT, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. If your payment is returned unpaid, you authorize the collection of your payment and a return fee by EFT(s) or draft(s) drawn from your account. Checks from \$0.01-\$50.00 = \$25.00 fee; Checks from \$50.01-\$300.00 = \$30.00 fee; Checks for \$300.01 & over = the greater of \$40.00 or 5% of the face amount of the check.

Printed: 10-16-2025-162325

EXHIBIT 14B

RETURN TO AGENDA



TOTAL QUALITY FENCE AND REMODELING

7909 N Fremont Ave, Tampa, FL 33604

8137031148|sales@tqfence20.com

Estimate #3704



Estimate for Bill York

For: Bill York,**Created on:** Thu Oct 16, 2025

19037 Long Lake Ranch Blvd, Lutz, FL 33558

Financing available

Option #1

[Approve](#)

\$17,196.88 total or as low as

\$373.04 / month***Services**

Labor fee

Qty**Amount**

1.00

\$250.00

Labor fee : 1

Chain link fence 10' h

361.00

\$15,162.00

Chain link commercial 10'h black , 3 rails, lines post 2.5" corner posts 3"

Chain swing gate

2.00

\$1,284.00

80" h x 74" w chain link swing gate black self closing hinges, not latch

Services subtotal

\$16,696.00

Subtotal**\$16,696.00**

Tax

\$500.88

Platform Fee

Total**\$17,196.88****or monthly payments as low as****\$373.04 / month****i Prequalification process not started**

Prequalify to find out how much you can borrow within minutes and pay as low as \$373.04 / month*. Your credit score will not be affected.

Prequalify for financing**Not what you were looking for?**

Please let us know if you'd like to request some changes. We'd love to win your business.

[Decline estimate](#)[Contact us](#)

PAYMENT FEES WILL BE APPLIED IF PAYING WITH: *Venmo 3% FEE *Credit Or Debit Card 3% FEE

*FINANCE 3.9% FEE NO PAYMENT FEE *ZELLE *CASHAPP *CHECK *CASH. *ZELLE EMAIL:

tqfence.remodeling@gmail.com *VENMO AND CASHAPP PHONE NUMBER: (813) 481-4051 **BY

APPROVING THIS ESTIMATE CUSTOMER AGREE WITH OUR TERMS AND CONDITIONS** **PLEASE

CLICK BELOW TO SEE OUR TERMS AND CONDITIONS CONTRACT** THANKS FOR DOING BUSINESS
WITH US

Please make sure to read our [Terms and Conditions](#)

EXHIBIT 14C

RETURN TO AGENDA



**LONG LAKE
RANCH**



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

Estimate

ADDRESS

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

ESTIMATE #	DATE	EXPIRATION DATE
12373	10/29/2025	12/31/2025

SALES REP
DC

ACCT#/LOT/BLK
Access Control BB Courts

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This estimate is to install access control on the (2) new proposed Basketball Court Gates, that will work with the existing access database and cards. Included: Access Control (1) Linear EXN-2C- 2 Door Expansion Module (1) 18x16x08 UL Listed Fiberglass Reinforced Polyester FRP Weatherproof Outdoor IP66 NEMA 4 Enclosure with lock (2) HID Prox readers (2) 1200lbs mag-locks (2) Chain-link Gate Mounting Brackets (2) TB-400B -Hydraulic Gate Closer (2) Outdoor Gate Contacts (1) Outdoor Siren (2) Request to exit buttons (2) 48" mounting post (2) 36" mounting post (1) 24V 2amp power supply (1) Surge Protector (2) Sidewalk bores to get pipes and wire underneath Approx. 225' trenching and conduit from mailbox area to both Courts. Wire, Junction Boxes, Installation, setup, and networking included. *Need electrician to get an 120V outlet installed in the NEMA enclosure. (Not included)	1	28,625.00	28,625.00

Thank you for your time and this opportunity to do business with you!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

SUBTOTAL	28,625.00
TAX (6.5%)	0.00
TOTAL	\$28,625.00

Accepted By

Accepted Date

EXHIBIT 15

RETURN TO AGENDA





LAWSON COURTS

P.O. Box 6
Bradenton, FL 34206

since 1984

www.lawsoncourts.com

info@lawsoncourts.com

Phone: (941) 748-3399

Fax: (941) 748-3393

BUDGETARY PROPOSAL/CONTRACT

Job Name: Long Lake Ranch	Today's Date: October 17, 2025
Job Address: 19037 Long Lake Ranch Blvd. Lutz, FL	Email Address: manager@longlakeranchcdd.com
Proposal Submitted to: Bill York	Phone Number: 727-484-8357

We hereby submit estimate specifications for: **1 Basketball Court (Patch/Level/ Resurface)**

- 1) Setup staging area, clean trash, and debris off court.
- 2) Flood the court with clean water and let stand for one hour. Any areas holding water deeper than the depth of a five-cent coin will be marked and filled with non-shrink leveling material. This will bring the low spots up to within the **USBBA tolerance guidelines**.
- 3) Examine the surface for existing cracks. Clean out those cracks wider than hairline type and fill with special crack patch material.
- 4) Cover patched or hairline cracks with one-foot-wide strips of **fiberglass membrane**. This will slow their return. New cracks may appear in the future due to ground movement, therefore we do not warranty against cracks.
- 5) Apply a **transition coat of acrylic resurfacer** over all patches and fiberglass membrane.
- 6) After all patching and leveling is complete, we will install an **all-new playing surface**. This will consist of **Two Coats of Fortified Black Resurface**, leveling course material and **Two Coats of Fortified Acrylic Latex** and . All coats to be fortified with silica sand.
- 7) Install new white, two-inch playing lines on the court.
- 8) Haul off any debris and clean up the staging area.

PRICE:

We propose hereby to furnish material and labor for the sum of:

Fifteen Thousand and Hundred and 00/100 Dollars-----(\$15,000.00)

PAYMENT AS FOLLOWS:

Deposit, Materials, mobilization: **\$8,000.00**

Balance Upon Completion of Courts: **\$7,000.00**

***We expect total payment upon completion. All late payments will be charged 1.5% per month 18% per year. ***

Authorized Initial for **Lawson Courts, Inc.:** _____

Authorized Initial for **Long Lake Ranch :** _____



LAWSON COURTS

P.O. Box 6
Bradenton, FL 34206

since 1984

www.lawsoncourts.com
info@lawsoncourts.com

Phone: (941) 748-3399
Fax: (941) 748-3393

OWNER OR OWNER'S AGENT'S RESPONSIBILITIES:

1. Provide suitable access to potable water at court site for base construction, flooding of court(s) mixing materials.
2. Owner Shall use professional service to mark all underground electrical, plumbing, irrigation etc. in the access area.
3. If the owner requires initiation of contract despite inadequate access, Lawson Courts shall back charge a minimum of \$150.00 per hour for extra work/or down time due to the above. Back charge is subject to change.
4. Any alteration or deviation from the above specifications involving extra costs will be executed on upon written orders and will become an extra charge over and above estimate.
5. Provide 2 designated contact people to be in communication with Lawson Courts and Gate Access if Applicable.

Name and Phone Number:

Name and Phone Number:

CONDITION OF SALE

- The Purchaser and Seller or its assigns agree to the purchase and sale of above-described property on the following conditions:
- Purchaser will pay to Seller or its assigns the Total Contract Price in accordance with the terms set forth.
- If the Purchaser shall default in the payment of any installment or violate any of the provisions of this Contract, the Seller or its assigns shall have the right to declare due the whole amount unpaid and without notice or demand, legal process, liability for trespass or damages, and without prejudice to other action, enter the premises where said property may be repossess and remove same.
- Lawson Courts will exercise care, but will not be held responsible for damage caused by normal construction operations (damage to sod, landscaping, sprinkler lines, pavement access, etc.)
- Scheduled start date and completion date is subject to change.
- That there are no agreements or warranties in connection with this transaction which are not expressly set forth in this Contract.
- Buyer hereby assigns without recourse Lawson Courts the right and interests of the material and equipment in the above Contract and in the property described therein until paid in full.
- Venue for any legal actions shall be Manatee County, FL.
- This service comes with a **One-Year limited warranty against excessive fading or surface delamination; this is contingent upon proper court maintenance.** Hairline cracks may appear in the future due to ground movement; this is beyond our control. There is no warranty against cracks. There is no warranty against abuse by players or excessive. high winds or flooding.

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by contractor up until the date of termination, including a reasonable profit and overhead, court costs, attorney's fees (including attorney's fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals), and interest at the rate of 1 ½% per month, 18% per year.

Authorized Signature for Lawson Courts, Inc.: Joel Lawson Date: October 17, 2025

****Note:** This proposal may be withdrawn by us if not accepted within 30 days. ******

ACCEPTANCE OF PROPOSAL/CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Print Name: Signature: Date:

Resurface Basketball Court -

EXHIBIT 16

RETURN TO AGENDA





LAWSON COURTS

P.O. Box 6
Bradenton, FL 34206

since 1984

www.lawsoncourts.com

info@lawsoncourts.com

Phone: (941) 748-3399

Fax: (941) 748-3393

BUDGETARY PROPOSAL/CONTRACT

Job Name: Long Lake Ranch	Today's Date: October 17, 2025
Job Address: 19037 Long Lake Ranch Blvd, Lutz, FL	Email Address: manager@longlakeranchcdd.com
Proposal Submitted to: Bill York	Phone Number: 727-484-8357

We hereby submit an estimate to: ***Resurface (2) Tennis Courts (Asphalt Removal/New Surface)***

1. Set up working area, clean trash, and debris off the courts.
2. Roll and grind the court with an industrial grinder of any surface bumps.
3. Flood the Courts with clean water. Those areas we deem necessary will have minimal leveling, with non-shrink leveling material.
4. Examine the surfaces for existing cracks. Those areas we deem necessary will be filled with ***special crack patch material***.
5. After all the patching and leveling is complete, we then cover patched or hairline cracks with ***1' wide strips of fiberglass membrane***. This will slow their return. New cracks may appear in the future due to ground movement.
6. After the patching and leveling is complete, we will install ***all-new playing surfaces***. This will consist of ***two coats*** of fortified, ***Black Resurfacer***, and ***two coats*** of Fortified Acrylic latex colors. (☐ and ☐). All coats to be fortified with silica sand.
7. Install ***new sets, white 2" Tennis playing lines*** on the courts.
8. Clean the net posts of loose corrosion and ***apply new, specific industrial paint to net posts***.
9. ***Install new Heavy Duty Tennis Nets***.
10. Clean up the staging area and remove any construction debris.

PRICE: We propose hereby to furnish material and labor for the sum of:

Thirty thousand and 00/100 Dollars----- (\$30,000.00)

Payment as follows:

Deposit, Materials, Mobilization **\$16,000.00** Completion: **\$14,000.00**

We expect total payment upon completion. All late payments will be charged 1.5% per month 18% per year.

Authorized Initial for Lawson Courts, Inc.: _____

Authorized Initial for Long Lake Ranch : ☐ _____



LAWSON COURTS

P.O. Box 6
Bradenton, FL 34206

since 1984

www.lawsoncourts.com

info@lawsoncourts.com

Phone: (941) 748-3399

Fax: (941) 748-3393

OWNER OR OWNER'S AGENT'S RESPONSIBILITIES:

1. Provide suitable access to potable water at court site for base construction, flooding of court(s) mixing materials.
2. Owner Shall use professional service to mark all underground electrical, plumbing, irrigation etc. in the access area.
3. If owner requires initiation of contract despite inadequate access, Lawson Courts shall back charge a minimum of \$150.00 per hour for extra work/or downtime due to the above. Back charge is subject to change.
4. Any alteration or deviation from above specifications involving extra costs will be executed on upon written orders and will become an extra charge over and above estimate.
5. Provide 2 designated contact people to be in communication with Lawson Courts and Gate Access if Applicable.

Name and Phone Number: _____

Name and Phone Number: _____

CONDITION OF SALE

- The Purchaser and Seller or its assigns agree to the purchase and sale of above-described property on the following conditions:
- Purchaser will pay to Seller or its assigns the Total Contract Price in accordance with the terms set forth.
- If the Purchaser shall default in the payment of any installment or violate any of the provisions of this Contract, the Seller or its assigns shall have the right to declare due the whole amount unpaid and without notice or demand, legal process, liability for trespass or damages, and without prejudice to other action, enter the premises where said property may be repossess and remove same.
- Lawson Courts will exercise care, but will not be held responsible for damage caused by normal construction operations (damage to sod, landscaping, sprinkler lines, pavement access, etc.)
- Scheduled start date and completion date is subject to change.
- That there are no agreements or warranties in connection with this transaction which are not expressly set forth in this Contract.
- Buyer hereby assigns without recourse Lawson Courts the right and interests of the material and equipment in the above Contract and in the property described therein until paid in full.
- Venue for any legal actions shall be Manatee County, FL.
- This service comes with a **one-year limited warranty** against excessive fading or surface delamination; this is contingent upon proper court maintenance. Hairline cracks may appear in the future due to ground movement; this is beyond our control. There is no warranty against cracks. There is no warranty against abuse by players or excessive high winds or flooding.

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by contractor up until the date of termination, including a reasonable profit and overhead, court costs, attorney's fees (including attorney's fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals), and interest at the rate of 1 ½% per month, 18% per year.

Authorized Signature for Lawson Courts, Inc.: _____ **Joel Lawson** Date: **October 15, 2025**

****Note: This proposal may be withdrawn by us if not accepted within 30 days.****

ACCEPTANCE OF PROPOSAL/CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Print Name: _____ Signature: _____ Date: _____

EXHIBIT 17

RETURN TO AGENDA





FLORIDA INSURANCE ALLIANCE



Long Lake Ranch Community Development District

Date of Visit: Wednesday October 8, 2025, at 9:00 AM

District Manager: Patricia Thibault patricia@anchorstonemgt.com

Field Manager: Bill York manager@longlakeranchcdd.com

Address: 18981 Long Lake Ranch Blvd, Land O'Lakes, FL 34638

FIA Attendees: Dennis Thomas, FIA Risk Services Consultant
Maggie Elliott, FIA Risk Services Consultant

Visit Overview

The purpose of the visit on the above referenced date was to allow our team to review Long Lake Ranch Community Development District from a risk management perspective. The visit allowed us to support the District's loss control efforts by identifying any hazards that could lead to accidents and claims and discuss recommendations to remediate any loss producing conditions. Those observations and recommendations are included in this letter. While we did not have the opportunity to observe all areas owned and/or maintained by the District, we feel that the areas we were able to observe are representative of the general current condition of the property.

District Summary

The Long Lake Ranch Community Development District (CDD) was established in 2013 to manage and maintain the infrastructure and amenities for the community's 850 housing units on 399 acres. The district's role and function include owning and maintaining a wide range of community assets. These assets consist of a clubhouse with meeting space, two swimming pools with a splash zone and cabana, courts for tennis and basketball, multiple picnic areas, a dog park, and playgrounds.

The district is also responsible for the community's trail and boardwalk system, which runs along its central lake and conservation areas. In addition to recreational facilities, the CDD owns and maintains key infrastructure elements such as parts of the surface water management system, including detention ponds, and certain roads and sidewalks. The day-to-day management of these facilities is handled by an onsite clubhouse manager.

Strengths

Strengths highlight some of the existing risk mitigation strategies in place. Consistent application is important to the District's overall risk management program.

- All recommendations from prior visit addressed
- District overall very well maintained

Critical Recommendations

Critical recommendations are associated with exposures and hazards that represent a significant danger or risk warranting immediate attention. While follow-up for all recommendations is encouraged, items in the critical category may require documented resolution and review by FIA's Risk Services team as indicated in the recommendation description.

- No Critical recommendations observed

Important Recommendations

Important recommendations are provided to address exposures that if not corrected, have the potential to result in moderate injury or property/liability losses. Some of these recommendations have been proposed from prior visits.

- Playground Mulch Maintenance
- Basketball Goal Pads
- Grill Signage

Dog Park Signage- The Dog Park had 2 gates that do not offer guidance on Entry or Exit, which can generate confusion. Unlabeled gates and lack of posted rules can cause chaos at entrances, increase the chances of dogs fighting or other injuries.



Recommendation- Advise installing signs on each gate clearly indicating EXIT and Entrance, in addition, installing a Rules sign to provide clear expectations of the use of the Dog Park. Attached will be a FIA Resource for Dog Parks and best practices.



Dog Park Controls- The Dog Park had only one common area for all sized dogs to play. A sturdy divider helps prevent unintended injuries caused by rough play, size differences, and a large dog's natural predatory instincts, which can sometimes be triggered by the movements and sounds of a small dog



Recommendation- Propose adding a divider in effort to separate large breed dogs from smaller breeds. This separation allows all dogs to play at an appropriate energy level for their size and temperament, creating a more comfortable and positive experience for pets and their owners alike.



Basketball Goal Pads- The Basketball goal posts did not offer any protection if a person was to run into them while playing. Providing a protective padding can mitigate possibly injuries if struck.



Recommendation - Consider the addition of padding as shown in the bottom right photo to reduce the likelihood and severity of collision injuries.



Grill Signage- Observed no posted rules or use sign for the public Grill. Rules & use signage can help in supporting continued safe use of the district's outdoor grills. Without a clear and visible sign, users may not know or follow basic safety guidelines, proper disposal methods, or rules for proper grill etiquette.



Recommendation – Suggest the addition of signage that addresses the proper disposal of hot ashes, checking the surrounding area for flammable debris, and supervision of children. A FIA Resource Guide will be attached to better assist.



Advisory Recommendations

Advisory Recommendation is a suggestion meant to provide information to make an informed decision and is generally not mandatory.

- No Advisory recommendations observed

Thank you for including us in your risk management efforts. We appreciate your collaborative approach and are committed to working together to develop and implement effective risk mitigation strategies.



Dog parks are one of the fastest-growing amenities in many communities, fueled by the ever-growing number of dog owners. They're a great way to give our furry friends the exercise, socialization, and safe space they need. But with great dog parks come great responsibilities! We've seen an increase in incidents in recent years, from dog fights to escaped pups and even the occasional human tumble and wildlife encounter. So, let's talk about how to create a dog park that's both fun and safe.

Creating a Safe Haven for Pups and People

Rules and Signage

Every dog park needs clear rules. Think of them as the "paw-litical" system of your park. Rules should cover everything from park hours and leash requirements to waste disposal and supervision of children. Make sure these rules are posted clearly at the entrance and throughout the park. Rules signage should include the following:

- Use of the park is at your own risk OR
 - "Park users assume all risks related to park use"
 - "Owners are responsible and liable for the actions and behaviors of their dogs at all times"
 - "You are legally responsible for your dog's behavior, and any injuries or damages he/she causes."
- State the hours of park operation (Dawn to dusk recommended for areas without light source)
- Warn users and others that it is an off-leash park
- Recommend that children be supervised
- Puppies under four months old and aggressive dogs should not use the park
- No food or glass containers are allowed
- Owners must clean up after their dog and properly dispose of waste
- Remind dog owners of their responsibility to keep their animal under control at all times
- If a dog digs a hole, the owner is responsible for filling it prior to their departure
- Beware of Wildlife (especially important if the park is located near natural wildlife habitats)

Location, Location, Location

Choose a spot that's away from playgrounds, schools, and busy streets. You want a place where dogs can run free without causing a "ruff" time for others. The park should be at least 200 feet from businesses and residences and 100 feet from any bodies of water. Locate the off-leash area close to the parking lot to discourage owners/handlers from letting their dogs off the leash between the dog park and the parking lot. Americans with Disabilities Act (ADA) requirements should be taken into consideration.

Separate Play Areas

If you have the space, consider separate areas for small and large dogs. This prevents those awkward moments when a Chihuahua tries to play tag with a Great Dane. Large dogs may not mean to hurt the smaller dogs, but they can play too rough, or they may see the small dog as a prey animal and pick it up and shake it, which can be fatal.



Size Matters

A cramped dog park is like a crowded dance floor – it's just asking for trouble. Aim for at least a quarter to a half-acre of space, or even bigger if you can. Size is important because if dogs become too crowded, it is much easier for a “bully” or a pack of dogs to corner and harass another dog. Fights tend to break out more often under crowded conditions.

Gate Expectations

A double-gate entry system is like a dog park's version of a bouncer. It helps prevent escapes and gives owners a chance to leash and unleash their dogs safely. Make sure gates close properly with magnetic latches or similar mechanisms.

Maintaining a "Pawsome" Park: Upkeep and Inspections

Maintenance Must-Dos:

- **Waste Disposal:** Keep those poop bags stocked and empty those trash cans regularly. No one likes a stinky park!
- **Ground Control:** Fill in any holes dug by enthusiastic diggers to prevent twisted ankles and tumbles.
- **Fence Check:** Regularly inspect and repair fences to prevent any Houdini hounds from making a break for it.
- **Surface Revival:** Maintain the park's surface, whether it's turf, wood chips, or something else, to keep it clean and safe for paws and people.
- **Sign of the Times:** Keep those signs looking fresh and legible. Faded or damaged signs are like whispers in a dog park – no one can hear them!
- **Amenity Upkeep:** Don't forget about benches, water fountains, and other amenities. A little TLC goes a long way!
- **Inspection Time:** Regular inspections are like a health check-up for your park. Look for any hazards, like broken glass, poisonous plants, damaged equipment, or even unexpected items like antifreeze-laced cupcakes (yes, it's happened!) .
- **Record Keeping:** Keep track of your maintenance activities. This helps you stay on top of things and provides valuable documentation in case of any incidents.

Contact Us!

If you have any additional questions on dog parks, risk management, or if you would like to schedule an on-site risk assessment for your district, please contact us at riskservices@egisadvisors.com



FLORIDA
INSURANCE
ALLIANCE

Sizzle with Safety: Best Practices for Community Grills

Grilling is a quintessential summer activity, fostering community spirit and delicious memories. However, it's crucial to prioritize safety to ensure everyone can enjoy this pastime without incident. This comprehensive guide outlines best practices for districts to create a safe and enjoyable grilling experience for residents.

Understanding the Risks

Before diving into the specifics, it's important to acknowledge the potential risks associated with grilling, including:

- **Burns:** Contact with hot surfaces or flames can cause burns, especially for children and pets.
- **Fires:** Improper grill use or placement can lead to fires, damaging property and potentially causing injuries.
- **Carbon Monoxide Poisoning:** Grilling in enclosed or poorly ventilated spaces can lead to carbon monoxide buildup, a colorless, odorless gas that can be fatal.

By understanding these risks, districts can take proactive measures to mitigate them and create a safe grilling environment.

Choosing the Right Grill

The type of grill you choose can significantly impact safety. Whichever grill you choose, ensure it is designed for commercial use. Here's a breakdown of the most common types:

- **Gas Grills:** Convenient and quick to heat up but require proper gas line installation and maintenance. Ensure regular professional inspections to prevent gas leaks.
- **Charcoal Grills:** Offer a classic smoky flavor but require careful ash disposal and pose a fire risk from sparks and embers. Provide a designated metal container for ash disposal and place the grill on a non-flammable surface.
- **Electric Grills:** The safest option but may not reach high temperatures. Ensure the electrical outlet is properly grounded and protected.

Placement and Installation

Location is key when it comes to grill safety. Consider the following:

- **Clearance:** Maintain a minimum of 10 feet clearance from structures, overhanging branches, and flammable materials. If a permanent installation is not feasible, ensure the grill is movable and can be positioned at a safe distance from structures during use.
- **Stable Surface:** Place the grill on a level, non-combustible surface like concrete or pavers.
- **Ventilation:** Avoid grilling in enclosed spaces. If using a grill under a covered area, ensure proper ventilation to prevent the accumulation of smoke and carbon monoxide.

Safe Grilling Practices

Promote safe grilling practices among residents through clear guidelines:

- **Lighting Instructions:**
 - **Gas Grills:** Open the lid, then turn on the gas and ignite according to manufacturer instructions. If the flame goes out or does not light, turn the grill and gas off and wait at least 5 minutes before re-ignition.
 - **Charcoal Grills:** Use a charcoal chimney starter or electric starter. Never use gasoline or lighter fluid to light coals.
- **Electric Grills:** Plug in and preheat according to manufacturer instructions.
- **Fire Safety:** Have a fire extinguisher readily available and ensure residents know how to use it.
- **Cleaning:** Clean the grill after each use to prevent grease buildup, which can cause fires.
- **Fuel Safety:** Follow manufacturer instructions for handling and storing propane tanks or charcoal.

Signage and Communication

Clear and concise signage is crucial for promoting grill safety. Consider including the information like the following on signs posted near the grill area. Keep in mind that the guidance on signs may need to be adjusted to reflect the type of grill and manufacturer recommendations:

- Never leave a lit grill unattended.
- Keep children and pets at least 3 feet away.
- Clean the grill after each use.
- Properly dispose of ashes in designated containers (for charcoal grills).
- Keep combustibles away from grill.
- Report any malfunctions or damage to [designated contact].
- Use at your own risk.
- Adult supervision recommended.
- Extinguish grills properly by closing the lid and turning off the gas valve (for gas grills).
- Do not move a hot grill.
- Do not grill in high winds.
- Grease and fat buildup should be cleaned regularly.
- Use caution when opening the grill lid as heat and steam may escape.
- Observe posted grill hours.
- Review and follow manufacturer instructions for specific grill operation and safety guidelines.
- Emergency Contact:
 - In case of fire, call 911.
 - For other emergencies, contact [designated contact].
- Location of first-aid kit and fire extinguisher.

Risk Transfer

- **Rental Agreements:** Consider having residents sign a rental agreement outlining their responsibilities for grill usage, acknowledging risks, and agreeing to follow the rules. This can help ensure accountability and promote safe practices.

Maintenance and Inspection

Regular maintenance is crucial for ensuring grill safety.

- **Designated Responsibility:** Assign a staff member or volunteer to be responsible for grill maintenance and inspections.
- **Inspection Checklist:** Develop a checklist for regular inspections, including:
 - Checking for gas leaks (if applicable)
 - Inspecting for damage to grill components
 - Verifying proper functionality of igniters, burners, and controls
 - Confirming cleanliness of the grill and surrounding area
- **Prompt Repairs:** Address any maintenance issues promptly to prevent accidents. Document maintenance and repairs.



By following these guidelines and prioritizing safety, CDDs can create a grilling environment where residents can relax, socialize, and enjoy delicious food without worry.

At Florida Insurance Alliance, we understand the risks and hazards found in our member districts. If you have areas of concern or would like one of our knowledgeable loss control consultants to review and assess your district's risk management program, please contact us at riskservices@egisadvisors.com.

EXHIBIT 18

RETURN TO AGENDA





LONG LAKE RANCH

Summary Financial Statements (Unaudited)

September 30, 2025

Long Lake Ranch CDD
Balance Sheet
September 30, 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	\$ 87,272	\$ -	\$ -	\$ -	\$ -	\$ 87,272
3 Money Market Account- SS	1,537,967	1,278,815	-	-	-	2,816,782
4 Debit Card - SS	2,115	-	-	-	-	2,115
5 Petty Cash	3,187	-	-	-	-	3,187
6 Trust Accounts						
7 Revenue Fund	-	-	234,333	135,161	95,494	464,988
8 Reserve Fund	-	-	316,500	117,969	92,204	526,673
9 Prepayment Fund	-	-	100	-	119	219
10 Accounts Receivable	800	-	-	-	-	800
11 Assessments Receivable-On Roll	-	-	-	-	-	-
12 Excess Fees - Receivable	7,081	-	-	-	-	7,081
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	1,701,455	1,281,574	559,644	259,596	193,088	3,995,357
17 Liabilities:						
18 Accounts Payable	70,543	-	-	-	-	70,543
19 Sales Tax	-	-	-	-	-	-
20 Accrued Expenses	10,363	-	-	-	-	10,363
21 Deffered Revenue-On Roll	-	-	-	-	-	-
20 Due to Other Funds	2,759	-	-	-	-	2,759
22 TOTAL LIABILITIES	83,665	-	-	-	-	83,665
23 Fund Balance						
24 Non-Spendable	63,032	-	-	-	-	63,032
25 Assigned: Capital Reserves	287,256	1,281,574	-	-	-	1,568,830
26 Assigned:2-Month Operating Capital	210,242	-	-	-	-	210,242
27 Restricted for Debt Service	-	-	559,645	259,595	193,088	1,012,327
28 Unassigned	1,057,260	-	-	-	-	1,057,260
29 TOTAL LIABILITIES AND FUND BALANCE	\$ 1,701,455	\$ 1,281,574	\$ 559,644	\$ 259,596	\$ 193,088	\$ 3,995,357

LONG LAKE RANCH CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through September 30, 2025

	FY2025 Month of October	FY2025 Month of November	FY2025 Month of December	FY2025 Month of January	FY2025 Month of February	FY2025 Month of March	FY2025 Month of April	FY2025 Month of May	FY 2025 Month Of June	FY 2025 Month Of July	FY 2025 Month Of August	FY 2025 Month Of September	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	-	-	-	-	-	-	-	-	-	-	-	7,081	7,081	-	7,081	0%
7 Additional Revenue																
8 Tennis	-	-	-	-	-	240	-	-	-	960	-		1,200	1,440	(240)	83%
9 Room Rentals	-	-	-	480	-	300	-	-	-	-	(128)		652	-	652	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	2,401	8,616	34,007	-	34,007	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	2,273	15,697	1,561,957	1,561,452	505	100%
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	969	12,000	13,000	(1,000)	92%
20 Supervisors-Workshops	-	-	-	-	-	-	-	-	-	-	-		-	1,000	(1,000)	0%
21 Payroll Taxes (BOS)	-	61	107	168	153	77	-	46	(15)	122	77	107	902	1,071	(169)	84%
22 Payroll Services Fees	-	50	100	100	100	100	-	50	-	100	50	100	700	700	-	100%
23 District Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	877	14,999	20,000	(5,001)	75%
24 Administrative	833	1,421	834	834	834	833	833	833	833	833	833	877	10,631	10,000	631	106%
25 Accounting	833	834	834	834	833	833	833	833	833	833	833	833	10,001	10,000	1	100%
26 Assessment Roll Preparation	417	417	417	417	417	417	417	417	417	417	417	417	4,999	5,000	(1)	100%
27 Dissemination Agent	250	250	250	250	250	250	-	-	-	417	417	(83)	2,250	3,000	(750)	75%
28 District Counsel	-	2,700	2,467	3,851	6,575	3,157	-	-	-	4,937	5,264	21,324	50,275	40,000	10,275	126%
29 District Engineer	-	100	-	-	1,000	-	-	-	-	-	-	800	1,900	14,000	(12,100)	14%
30 Arbitrage Rebate Calculation	650	650	-	-	-	-	-	-	-	-	-	-	1,300	1,500	(200)	87%
31 Trustee Fees	7,336	-	3,367	-	-	-	-	-	3,933	-	-	-	14,636	12,014	2,622	122%
32 Bank Fees	-	-	-	-	-	-	-	60	321	321	48	23	773	150	623	516%
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	-	420	1,356	1,500	(144)	90%
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	9,669	9,568	8,938	25,788	129,943	139,075	(9,132)	93%
39 Insurance																
40 Public Officials, General Liability & Property Insurance	31,032	-	-	-	-	-	-	-	-	-	-	-	31,033	32,313	(1,280)	96%
41 TOTAL INSURANCE	31,032	-	-	-	-	-	-	-	-	-	-	-	31,033	32,313	(1,280)	96%
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	9,344	52,680	60,000	(7,320)	88%
44 Utilities-Streetlights	8,118	8,118	8,225	8,225	8,560	-	8,626	8,560	8,696	6,610	8,606	17,374	99,718	115,000	(15,282)	87%
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	528	15,716	15,000	716	105%
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	120	240	1,598	2,000	(402)	80%
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	27,487	169,711	193,500	(23,789)	88%
49 Security																
50 Security Repairs & Maintenance	-	670	419	145	-	-	435	145	524	869	145	-	3,352	7,500	(4,148)	45%
51 TOTAL SECURITY	-	670	419	145	-	-	435	145	524	869	145	-	3,352	7,500	(4,148)	45%

LONG LAKE RANCH CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through September 30, 2025

	FY2025 Month of October	FY2025 Month of November	FY2025 Month of December	FY2025 Month of January	FY2025 Month of February	FY2025 Month of March	FY2025 Month of April	FY2025 Month of May	FY 2025 Month Of June	FY 2025 Month Of July	FY 2025 Month Of August	FY 2025 Month Of September	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	417	417	3,750	5,000	(1,250)	75%
54 Fountain Service Repair & Maintenance	750	-	442	921	-	-	1,565				750		4,428	5,000	(572)	89%
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	2,460	37,120	29,520	7,600	126%
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	14,085	14,085	167,492	180,920	(13,428)	93%
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	2,500	-	63,550	45,000	18,550	141%
66 Other Landscape-Fire Ant. Treatment	-	-	-	-	-	-	-	-	-	-	-	-	-	4,500	(4,500)	0%
67 Irrigation Repairs & Maintenance	-	-	-	-	408	-	65	-	641	333	4,597	738	6,781	15,000	(8,219)	45%
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	-	1,750	-	499	-	32,249	35,000	(2,751)	92%
71 Field Contingency	-	-	-	4,265	8,971	-	-	1,273	-	5,000	-	5,950	25,459	30,000	(4,541)	85%
72 TOTAL PHYSICAL ENVIRONMENT	87,628	30,002	16,994	27,298	77,691	41,877	48,175	23,309	18,936	25,795	27,768	23,649	449,121	595,046	(145,925)	75%
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	42,513	8,795	162,370	127,097	35,273	128%
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	3,200	3,200	3,200	3,200	38,400	40,000	(1,600)	96%
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	942	-	-	15,412	21,000	(5,588)	73%
85 Office Supplies	-	7	60	-	-	26	4	-	1,606	-	3,243	4,947	1,200	3,747	(1,547)	412%
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	-	-	-	-	-	-	-	-	-	-	611	417	611	1,000	(389)	61%
89 Communication (Tel, Fax, Internet)	377	377	377	397	410	410	410	454	407	788	-	-	5,238	5,000	238	105%
90 Facility A/C & Heating Maintenance & Rep.	-	-	-	-	-	-	-	390	-	-	-	-	390	2,000	(1,610)	20%
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	200	100	-	100	1,170	3,600	(2,430)	33%
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	15,700	28,863	47,682	15,755	240,748	230,518	10,230	104%
96 Project Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	50,000	(50,000)	0%
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	123,348	67,668	82,561	59,003	60,243	76,103	99,222	92,679	1,023,909	1,261,452	(237,543)	81%
### Total Excess Expenditures Over (Under) Revenues	(158,554)	125,552	1,175,489	(37,229)	(102,387)	(59,368)	(57,232)	(53,844)	(48,955)	(71,490)	(96,949)	(76,982)	538,048	300,000	237,543	
### Total Other Financing Sources (Uses)																
### County Collection Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
### Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
### Transfers Out	-	-	-	-	-	-	-	-	-	300,000	-	-	300,000	300,000	-	-
### TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-	-	-	-	300,000	-	-	300,000	300,000	-	-
### Fund Balance - Beginning	1,079,743	921,189	1,046,740	2,222,228	2,184,999	2,082,610	2,023,243	1,966,011	1,912,167	1,863,212	#####	1,394,773	1,079,743	1,079,743		
### Net Change In Fund Balance	(158,554)	125,552	1,175,489	(37,229)	(102,387)	(59,368)	(57,232)	(53,844)	(48,955)	(71,490)	(96,949)	(76,982)	238,048	600,000		
### Fund Balance - Ending-Projected	921,189	1,046,740	2,222,228	2,184,999	2,082,610	2,023,243	1,966,011	1,912,167	1,863,212	1,491,722	#####	1,317,791	1,317,791	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 September 30, 2025

	FY 2025 Approved Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget Year-to-Date
1 <u>Revenues:</u>			
2 Special Assessments-On Roll (NET)	\$ -	\$ -	\$ -
3 Early Payment-Discount	-	-	-
4 Excess Fees	-	-	-
5 Interest & Miscellaneous	-	29,203	29,203
6 Total Revenues	-	29,203	29,203
7 <u>Expenditures:</u>			
8 Capital Improvement Plans (Pool)	-	-	-
9 Contingency	-	-	-
10 Total Expenditures	-	-	-
11 Excess Expenditures Over (Under) Revenues	-	29,203	29,203
12 <u>Other Financing Sources & Uses</u>			
13 County Collection Costs	-	-	-
14 Transfers In from General Fund	300,000	300,000	-
15 Transfers Out	-	-	-
16 Total Other Finances Sources & Uses	300,000	300,000	-
17 Net Change in Fund Balance	300,000	329,203	29,203
18 Fund Balance-Beginning	1,252,371	1,252,371	-
19 Fund Balance - Ending	\$ 1,552,371	\$ 1,581,574	\$ 29,203
20 <u>Analysis of Fund Balance</u>			
21 Assigned: Future Capital Improvements	1,178,776	1,281,574	
23 Fund Balance - Ending	1,178,776	1,281,574	

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 September 30, 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	-	21,855	21,855
5 Total Revenues	317,500	340,834	23,334
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.	-	10,859	10,859
15 NET Change in Fund Balance	-	10,859	10,859
16 Fund Balance-Beginning	548,786	548,786	-
17 Fund Balance - Ending	\$ 548,786	\$ 559,645	\$ 10,859

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 September 30, 2025

	FY 2025 Approved Budget	FY2025 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- On Roll (NET)	\$ 235,938	\$ 236,752	\$ 814
3 Excess Fees	-	-	-
4 Interest Revenue	-	10,389	10,389
5 Total Revenues	235,938	247,141	11,203
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	13,403	9,253
15 NET Change in Fund Balance	4,150	13,403	9,253
16 Fund Balance-Beginning	246,192	246,192	-
17 Fund Balance - Ending	\$ 250,342	\$ 259,595	\$ 9,253

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 September 30, 2025

	FY 2025 Approved Budget	FY2025 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- On Roll (NET)	\$ 191,881	\$ 193,031	\$ 1,150
3 Excess Fees	-	-	-
4 Interest Revenue	-	8,039	8,039
5 Total Revenues	191,881	201,070	9,189
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	427	(1,854)
15 NET Change in Fund Balance	2,281	427	(1,854)
16 Fund Balance-Beginning	192,661	192,661	-
17 Fund Balance - Ending	\$ 194,942	\$ 193,088	\$ (1,854)

-

Bank Reconciliation
For the Period of December 1, 2024 through September 30, 2025

Balance per Bank Statement	122,419
Plus: Deposits in Transit	-
Less: Outstanding Checks	(38,347)
<i>Adjusted Bank Balance</i>	84,072

Beginning Balance	2,189,292
Receipts	-
Disbursements	(2,105,220)
<i>Balance per Book</i>	84,072

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
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

**Long Lake Ranch CDD
Check Register
FY2025**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
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

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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 Pellán	BOS Mtg 1-6-25		\$ 184.70	\$ 2,199,353.45
1/17/25	011725ACH3	George Smith, Jr	BOS Mtg 1-6-25		\$ 184.70	\$ 2,199,168.75
1/17/25	51	Darrell Thompson	bos mtg 1-6-25		\$ 184.70	\$ 2,198,984.05
1/17/25	011725ACH4	John Twomey	BOS MTG 1-6-25		\$ 184.70	\$ 2,198,799.35
1/21/25	100110	Breeze	Invoice: 19926 (Reference: Service Area CDD.)		\$ 416.67	\$ 2,198,382.68
1/21/25	012125ACH	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 11/15/2024 to 12/17/2024		\$ 148.55	\$ 2,198,234.13
1/21/25	012125ACH1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 11/15/2024 to 12/17/2024		\$ 1,339.19	\$ 2,196,894.94
1/24/25	100111	Breeze Connected, LLC	Invoice: 4354 (Reference: Gulf Coast - Ad rule devep hearing.) Invoice: 4358 (Reference		\$ 1,621.01	\$ 2,195,273.93
1/25/25	012525ACH	Duke Energy	Summary Bill 12/02/24-1/02/25		\$ 3,702.57	\$ 2,191,571.36
1/27/25	100112	Fencing Life LLC	Invoice: 2411-0618-3757 (Reference: RESET 397" OF 60" BLACK ALUMINUM FENCE DUE TO STORM DA		\$ 2,179.48	\$ 2,189,391.88
1/31/25	EOM			\$ 50,379.82	\$ 61,604.95	\$ 2,189,391.88
2/3/25	100113	Fencing Life LLC	Invoice: 2411-0618-7877 (Reference: RESET 300" SEMTEK FENCE LINE DUE TO STORM DAMAGE.)		\$ 2,086.00	\$ 2,187,305.88
2/3/25	100114	Turner Pest Control LLC	Invoice: 620002931 (Reference: Commercial Pest Control - Monthly Service.)		\$ 100.00	\$ 2,187,205.88
2/4/25	100115	Kutak Rock LLP	Invoice: 3514002 (Reference: For Professional Legal Services Rendered.) Invoice: 351404		\$ 3,851.00	\$ 2,183,354.88
2/4/25	100116	US Bank	Invoice: 7588231 (Reference: Trustee fees and incidental expenses-12/01/2024 to 11/30/2025		\$ 4,040.63	\$ 2,179,314.25
2/7/25	100117	Breeze Connected, LLC	Invoice: 4389 (Reference: Website Management Services Oct - Jan.)		\$ 166.68	\$ 2,179,147.57
2/7/25	020725ACH1	Engage PEO	BOS MTG 10/03/25		\$ 172.40	\$ 2,178,975.17
2/7/25	020725ACH2	George Smith, Jr	BOS MTG 10/03/24		\$ 184.70	\$ 2,178,790.47
2/7/25	020725ACH3	Heidi Clawson	BOS MTG 10/03/24		\$ 184.70	\$ 2,178,605.77
2/7/25	020725ACH4	John Twomey	BOS MTG 10/03/24		\$ 184.70	\$ 2,178,421.07
2/7/25	52	William Pellán	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

**Long Lake Ranch CDD
Check Register
FY2025**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
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

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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	050725ach'	Engage PEO	BOS MTG 5/7/25		\$ 757.10	1,285,846.55
5/7/25	57	William Pellam	BOS MTG 5/7/25		\$ 184.70	1,285,661.85
5/7/25	58	Darrell Thompson	BOS MTG 5/7/25		\$ 184.70	1,285,477.15
5/13/25	051325-01		Tax distributions FY2025	\$ 3,373.47	\$	1,288,850.62
5/13/25	051325-01		To move due to other funds to restricted cash	\$ 1,114.54	\$	1,289,965.16
5/13/25	051325-01		To move due to other funds to restricted cash		\$ 1,114.54	1,288,850.62
5/13/25	051325-02		Tax distributions FY2025	\$ 3,242.35	\$	1,292,092.97
5/13/25	051325-02		To move due to other funds to restricted cash	\$ 1,071.22	\$	1,293,164.19
5/13/25	051325-02		To move due to other funds to restricted cash		\$ 1,071.22	1,292,092.97
5/13/25	051325-03		Tax distributions FY2025	\$ 106.36	\$	1,292,199.33
5/13/25	051325-03		To move due to other funds to restricted cash	\$ 35.14	\$	1,292,234.47
5/13/25	051325-03		To move due to other funds to restricted cash		\$ 35.14	1,292,199.33
5/20/25	5/20/25	10 Minute Locksmith	Commercial Lock Re-key.		\$ 400.08	1,291,799.25
5/20/25			Funds Transfer		\$ 18,895.36	1,272,903.89
5/20/25			Funds Transfer	\$ 18,895.36	\$	1,291,799.25
5/20/25			Funds Transfer		\$ 2,042,256.87	(750,457.62)
5/22/25			Funds Transfer	\$ 750,955.17	\$	497.55
5/22/25			Funds Transfer	\$ 6.55	\$	504.10
5/31/25	EOM			\$ 778,800.16	\$ 2,064,899.71	\$ 504.10

New Register for Bank Account After al Funds Transferred

6/1/25	ACH 6/1/25	Frontier	Phone and Internet 4/15-5/14/25		\$	1,207,196.87
6/1/25	6/1/25	Frontier	Phone and Internet 4/15-5/14/25		\$ 260.46	1,206,936.41
6/2/25	ACH 6/2/25	Frontier	Phone and Internet 5/15-6/14/25		\$ 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
6/4/25	1002	GHS LLC	June 2025 Aquatic Maintenance.		\$ 10.00	1,206,498.36
6/4/25	1003	RedTree Landscape Systems	Monthly Grounds Maintenance.		\$ 2,460.00	1,204,038.36
6/4/25	1004	Business Observer	Monthly Grounds Maintenance.		\$ 14,085.25	1,189,953.11
6/4/25	1005	Cooper Pools Inc	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

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
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

Long Lake Ranch CDD
Check Register
FY2025

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
9/1/25	5033	RedTree Landscape Systems	Monthly Grounds Maintenance.		14,085.25	896,391.65
9/1/25	5032	Cooper Pools Inc	Pool Maintenance		3,200.00	893,191.65
9/1/25	090125ach	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION		120.24	893,071.41
9/2/25	090225ach2	Engage PEO	Backpay-reissued		111.20	892,960.21
9/2/25	66	William Pellan	BOS Backpay-reissued		369.40	892,590.81
9/2/25			Funds Transfer		721,185.11	171,405.70
9/3/25	5034	Anchor Stone Management, LLC	Management Fees		2,416.66	168,989.04
9/5/25	5035	RedTree Landscape Systems			15,394.25	153,594.79
9/7/25	5036	Anchor Stone Management, LLC	Reimb Expense-Fed Ex Final Pmt Kai/Breeze		43.85	153,550.94
9/7/25	5037	GHS LLC	May 2025 Aquatic Maintenance.-Remaining balance owed		4,400.00	149,150.94
9/8/25	090825ach	Frontier	Phone and Internet 8/15-9/14/25		265.92	148,885.02
9/8/25	090825ach	Frontier	Phone and Internet 8/15-9/14/25		150.99	148,734.03
9/9/25	5038	US Bank	Series 2014A 6/1/25-5/31/26 Trustee fees and incidental expenses.		4,432.88	144,301.15
9/9/25	5040	Kutak Rock LLP	Reference: General prof Legal services.		2,136.00	142,165.15
9/9/25	5041	Kutak Rock LLP	Reference: General prof Legal services.		2,150.00	140,015.15
9/9/25	5042	Kutak Rock LLP	Reference: General prof Legal services.		800.50	139,214.65
9/9/25	5043	Kutak Rock LLP	Reference: General prof Legal services.		2,172.49	137,042.16
9/9/25	5044	Kutak Rock LLP	Reference: General prof Legal services.		5,497.90	131,544.26
9/9/25	5045	Kutak Rock LLP	Reference: General prof Legal services.		2,150.00	129,394.26
9/9/25	5046	Kutak Rock LLP	Reference: General prof Legal services.		433.52	128,960.74
9/10/25	091025ach	Coastal Waste & Recycling, Inc.			240.48	128,720.26
9/12/25	5039	Business Observer	Meeting Schedule		83.13	128,637.13
9/12/25	091225ach	Engage PEO	BOS 9-4-25		511.20	128,125.93
9/12/25	70	Darrell Thompson	BOS 9-4-25		184.70	127,941.23
9/16/25	5047	Business Observer			336.89	127,604.34
9/17/25	5048	Turner Pest Control LLC	PEst Control		100.00	127,504.34
9/17/25	5049	Turner Pest Control LLC	pest control		100.00	127,404.34
9/17/25	5050	Turner Pest Control LLC	pest control		100.00	127,304.34
9/17/25	5051	Turner Pest Control LLC	pest control		100.00	127,204.34
9/18/25	5053	RedTree Landscape Systems	Irrigation Repairs		28.50	127,175.84
9/19/25	5054	Turner Pest Control LLC	pest control		100.00	127,075.84
9/22/25	092225ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 7/18-8/18/25		106.60	126,969.24
9/22/25	092225ach2	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 7/18-8/18/25		157.59	126,811.65
9/24/25	5055	Anchor Stone Management, LLC			8,795.16	118,016.49
9/26/25	5056	Kutak Rock LLP	Professional Legal Services Rendered		433.52	117,582.97
9/28/25	5057	Kutak Rock LLP	Reference: General prof Legal services.		5,550.50	112,032.47
9/28/25	5058	Johnson Engineering, Inc.	Prof Services Through 8/16/25-9/12/25		800.00	111,232.47
9/29/25	5059	RedTree Landscape Systems	Irrigation Repairs		4,084.98	107,147.49
9/29/25	5060	GHS LLC	Aquatic Maintenance		2,460.00	104,687.49
9/30/25	5061	RedTree Landscape Systems	Irrigation Repairs		167.26	104,520.23
9/30/25	5062	Long Lake Ranch CDD C/O US BANK	Debt Svc Pmt-DS Proceeds for Series 2014		8,711.00	95,809.23
9/30/25	5063	Long Lake Ranch CDD C/O US BANK	Debt Svc Pmt-DS Proceeds - Series 2015		6,465.47	89,343.76
9/30/25	5064	Long Lake Ranch CDD C/O US BANK	Debt Svc Pmt-DS Series 2016		5,271.48	84,072.28
Total 1. General Fund					0	84,072.28
2. Reserve Fund						1,278,814.89
					\$ - \$ 2,105,219.51 \$	\$ 84,072.28

EXHIBIT 19

RETURN TO AGENDA



Long Lake Ranch CDD

10/29/2025 10:20 PM

Register: 1101006 · Southstate Operating 3902

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/01/2025	5032	Cooper Pools Inc	2202000 · Account Pa...	Pool Maintena...	3,200.00	X		2,186,091.79
09/01/2025	5033	RedTree Landscape ...	2202000 · Account Pa...	Monthly Grou...	14,085.25	X		2,172,006.54
09/01/2025	090125ach	Coastal Waste & Re...	2202000 · Account Pa...	Reference: MO...	120.24			2,171,886.30
09/02/2025	090225ac...	Engage PEO	1202000 · Accounts Pa...	Backpay-reissu...	111.20	X		2,171,775.10
09/02/2025	66	William Pellan	1202000 · Accounts Pa...	BOS Backpay-...	369.40			2,171,405.70
09/02/2025			1101007 · Southstate ...	Funds Transfer	1,278,814.89	X		892,590.81
09/02/2025			1101007 · Southstate ...	Funds Transfer	721,185.11	X		171,405.70
09/03/2025	5034	Anchor Stone Manag...	2202000 · Account Pa...	Management F...	2,416.66	X		168,989.04
09/05/2025	5035	RedTree Landscape ...	2202000 · Account Pa...		15,394.25	X		153,594.79
09/07/2025	5036	Anchor Stone Manag...	2202000 · Account Pa...	Reimb Expens...	43.85	X		153,550.94
09/07/2025	5037	GHS LLC	2202000 · Account Pa...	May 2025 Aqu...	4,400.00	X		149,150.94
09/08/2025	090825ach	Frontier	1202000 · Accounts Pa...	Phone and Inte...	265.92	X		148,885.02
09/08/2025	090825ach	Frontier	1202000 · Accounts Pa...	Phone and Inte...	150.99	X		148,734.03
09/09/2025	5038	US Bank	2202000 · Account Pa...	Series 2014A 6...	4,432.88	X		144,301.15
09/09/2025	5040	Kutak Rock LLP	2202000 · Account Pa...	Reference: Gen...	2,136.00	X		142,165.15
09/09/2025	5041	Kutak Rock LLP	2202000 · Account Pa...	Reference: Gen...	2,150.00	X		140,015.15
09/09/2025	5042	Kutak Rock LLP	2202000 · Account Pa...	Reference: Gen...	800.50	X		139,214.65
09/09/2025	5043	Kutak Rock LLP	2202000 · Account Pa...	Reference: Gen...	2,172.49	X		137,042.16
09/09/2025	5044	Kutak Rock LLP	2202000 · Account Pa...	Reference: Gen...	5,497.90	X		131,544.26
09/09/2025	5045	Kutak Rock LLP	2202000 · Account Pa...	Reference: Gen...	2,150.00	X		129,394.26
09/09/2025	5046	Kutak Rock LLP	2202000 · Account Pa...	Reference: Gen...	433.52	X		128,960.74
09/10/2025	091025ach	Coastal Waste & Re...	2202000 · Account Pa...		240.48	X		128,720.26
09/12/2025	70	Darrell Thompson	1202000 · Accounts Pa...	BOS 9-4-25	184.70	X		128,535.56
09/12/2025	5039	Business Observer	2202000 · Account Pa...	Meeting Sched...	83.13	X		128,452.43
09/12/2025	091225ach	Engage PEO	1202000 · Accounts Pa...	BOS 9-4-25	511.20	X		127,941.23
09/16/2025	5047	Business Observer	2202000 · Account Pa...		336.89	X		127,604.34
09/17/2025	5048	Turner Pest Control ...	2202000 · Account Pa...	PEst Control	100.00			127,504.34
09/17/2025	5049	Turner Pest Control ...	2202000 · Account Pa...	pest control	100.00			127,404.34
09/17/2025	5050	Turner Pest Control ...	2202000 · Account Pa...	pest control	100.00			127,304.34
09/17/2025	5051	Turner Pest Control ...	2202000 · Account Pa...	pest control	100.00			127,204.34
09/17/2025	5052	American Power Wa...	2202000 · Account Pa...	VOID: pressur...		X		127,204.34
09/18/2025	5053	RedTree Landscape ...	1202000 · Accounts Pa...	Irrigation Repa...	28.50			127,175.84
09/19/2025	5054	Turner Pest Control ...	2202000 · Account Pa...	pest control	100.00			127,075.84
09/22/2025	092225ac...	Pasco County Utiliti...	1202000 · Accounts Pa...	18981 LONG ...	157.59	X		126,918.25
09/22/2025	092225ach	Pasco County Utiliti...	1202000 · Accounts Pa...	0 COMMUNI...	106.60	X		126,811.65
09/24/2025	5055	Anchor Stone Manag...	1202000 · Accounts Pa...		8,795.16	X		118,016.49
09/26/2025	5056	Kutak Rock LLP	1202000 · Accounts Pa...	Professional Le...	433.52			117,582.97
09/28/2025	5057	Kutak Rock LLP	2202000 · Account Pa...	Reference: Gen...	5,550.50			112,032.47
09/28/2025	5058	Johnson Engineering...	2202000 · Account Pa...	Prof Services T...	800.00			111,232.47

Long Lake Ranch CDD

10/29/2025 10:20 PM

Register: 1101006 · Southstate Operating 3902

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/29/2025	5059	RedTree Landscape ...	1202000 · Accounts Pa...	Irrigation Repa...	4,084.98			107,147.49
09/29/2025	5060	GHS LLC	1202000 · Accounts Pa...	Aquatic Maint...	2,460.00			104,687.49
09/30/2025	5061	RedTree Landscape ...	1202000 · Accounts Pa...	Irrigation Repa...	167.26			104,520.23
09/30/2025	5062	Long Lake Ranch C...	2202000 · Account Pa...	Debt Svc Pmt-...	8,711.00			95,809.23
09/30/2025	5063	Long Lake Ranch C...	2202000 · Account Pa...	Debt Svc Pmt-...	6,465.47			89,343.76
09/30/2025	5064	Long Lake Ranch C...	2202000 · Account Pa...	Debt Svc Pmt-...	5,271.48			84,072.28

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.: 2025-1117
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

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

Total

\$3,200.00

Ways to pay



View and pay

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

Invoice 31179



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

DATE	PLEASE PAY	DUE DATE
09/01/2025	\$14,085.25	09/01/2025

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance Mowing & Detail Services	1	11,238.00	11,238.00
Horticulture Turf & Shrub Treatment	1	1,847.25	1,847.25
Irrigation:Irrigation Irrigation System Inspection	1	1,000.00	1,000.00

For the service month of this billing, kindly refer to the date on the invoice. Thank you!

TOTAL DUE \$14,085.25

THANK YOU.



www.coastalwasteinc.com

INVOICE

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

Invoice SW0001128088
Page Page 1 of 1
Date 09/01/2025
Customer 16948
Site 0
PO Number
Due Date 09/26/2025

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 - Sep	MONTHLY - WASTE COLLECTION (Sep 01/25 - Sep 30/25)		\$103.84	1.00	\$103.84
01 - Sep	ADMIN FEE - MONTHLY (Sep 01/25 - Sep 30/25)		\$3.95	1.00	\$3.95
01 - Sep	RECOVERY FEE				\$12.45

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

INVOICE TOTAL \$120.24

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

Invoice SW0001128088
Page Page 1 of 1
Date 09/01/2025
Customer 16948
Site 0
PO Number
Due Date 09/26/2025

Please return this portion with payment to:
Coastal Waste & Recycling
PO Box 632201
Cincinnati, OH 45263-2201

AMOUNT REMITTED

0025756SW0169480000SW000112808800000240484



Gross to Net Register

Long Lake Ranch CDD

Payroll # 202513 | Pay Date 09/02/2025 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
Department - *** : ***							
William Pellan Z06911	09-02-2025	SAL	SALARY	P-1	2.00		
	66	00-10	FEDERAL INCOME	D-1	1.00	200.0000	400.00
		00-11	FICA - MEDICARE	D-2	1.00	0.0000	0.00
		00-12	FICA - OASDI	D-2	1.00	-5.8000	-5.80
				D-3	1.00	-24.8000	-24.80
	Gross Pay:	Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
	400.00	0.00	400.00	0.00		30.60	369.40
Sub Totals : Department - ***	Gross Pay:	Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
	400.00	0.00	400.00	0.00		30.60	369.40



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

Invoice **119432**
Date **09/02/2025**

Pay Period Ending **08/29/2025**
Control Number **637-202513**

GROSS WAGES	400.00
SOCIAL SECURITY & MEDICARE	30.60
FEDERAL UNEMPLOYMENT	0.00
STATE UNEMPLOYMENT	0.00
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
NET PAY CREDIT	-369.40
Check Amt Rebate -369.40 Z06911 PELLAN WILLIAM	
SUB-TOTAL ..	111.20
TOTAL INVOICE	111.20

PAID - Ref XXXXXXXXXXXXXXX902 111.20
Do Not Remit Payment

INVOICE

Number: 11

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
9/3/2025	District Management Services	1,250.00
9/3/2025	District Management Services Contractual Credit	(1,250.00)
9/3/2025	Administrative	833.33
9/3/2025	Accounting Services	833.33
9/3/2025	Assessment Revenue Collection and Reporting	416.67
9/3/2025	Field Service	416.67
9/3/2025	Dissemination Agent	250.00
9/3/2025	Dissemination Agent Credit July 2025	(166.67)
9/3/2025	Dissemination Agent Credit August 2025	(166.67)
TOTAL		2,416.66



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.: 30905
Terms: Due on receipt
Invoice date: 08/05/2025
Due date: 08/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Garden Box Removal:	1	\$750.00	\$750.00
			Scope of work: *Remove garden boxes and soil. *Includes all labor, hauling, and dump fees.			
					Total	\$750.00

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.: 30908
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 Staking: Target Area: *Serenoa Road- stake (2) leaning pine trees. Scope of Work: *Stake (2) leaning trees. *Includes all labor and materials.	1	\$500.00	\$500.00
Total						\$500.00



5532 Auld Ln
Holiday, FL 34690

www.redtreelandscapesystems.c
om

INVOICE

Date	Invoice No.
08/01/25	52
Terms	Due Date
Net 30	08/31/25

BILL TO

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

Amount Due	Enclosed
\$14,085.25	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#116 - Landscape Maintenance 2025 August 2025		\$14,085.25	\$0.00	\$14,085.25
	#116 - Landscape Maintenance 2025 August 2025		\$14,085.25	\$0.00	\$14,085.25
	Total		\$14,085.25	\$0.00	\$14,085.25

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.: 30888
Terms: Due on receipt
Invoice date: 07/29/2025
Due date: 07/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 7.3.25 *Repaired a leak at the Southeast monument sign on Sunlake Boulevard.			
2.		Sales	3/4" Clamps	2	\$1.00	\$2.00
3.		Sales	3/4" Gray Barb Plug	1	\$2.00	\$2.00
4.		Sales	Labor-Technician	1	\$55.00	\$55.00
Total						\$59.00

INVOICE

Number: 12

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
9/5/2025	Reimbursement for FedEx RE: Final Payment Breeze/Kai — 5 AUG 2025	43.85
TOTAL		43.85



ORIGIN ID:SFBA 14072219153
PATRICIA THIBAUT
ANCHOR STONE MANAGEMENT
255 PRIMERA BOULEVARD
SUITE 160
LAKE MARY, FL 32746
UNITED STATES US

SHIP DATE: 05AUG25
ACTWGT: 1.00 LB
CAD: 308600009/INET4760
BILL CREDIT CARD

TO **MS. LAUREN PARSONS**
BREEZE/KAI
2502 NORTH ROCKY POINT DRIVE
SUITE 1000
TAMPA FL 33607

(305) 773-2653
INV:
PO:

REF:

DEPT:

58GJ2E4ED59F2



TRK# 8833 3680 0021
0201

WED - 06 AUG 5:00P
STANDARD OVERNIGHT
ASR

XP KYOA

33607

FL-US TPA



ATTENTION: THE
CONSIGNEE COMPANY PLEASE PLACE IN FRONT OF PACKAGE
1. FedEx Tracking Number
2. Place this shipping label and use it as your proof of origin.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

**Re: FedEx Shipping Documents**

From Anna Lyalina <Anna@AnchorstoneMgt.com>

Date Tue 8/5/2025 5:18 PM

To Patricia Thibault <Patricia@AnchorstoneMgt.com>; James Paleveda <James@AnchorstoneMgt.com>

1 attachment (38 KB)

EX883336800021.PDF;

James, could you please issue an invoice to Long Lake Ranch, \$43.85.

Tracking No:
883336800021

Ship date:
Tuesday, 05 Aug 2025

Estimated shipping charges:
\$43.85

From address:

Patricia Thibault
255 Primera Boulevard, Suite
160,
Lake Mary, FL, 32746
US
14072219153

To address:

Ms. Lauren Parsons
2502 North Rocky Point Drive,
suite 1000,
Tampa, FL, 33607
US
3057732653

Billing information:

Payment method:

Credit card



ASK FEDEX

Thank you.

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

From: Patricia Thibault <Patricia@AnchorstoneMgt.com>

Sent: Tuesday, August 5, 2025 4:09 PM

To: Anna Lyalina <Anna@AnchorstoneMgt.com>

Subject: FW: FedEx Shipping Documents

Additional backup document for the billing to long lake

Patricia Thibault

District Manager
Anchor Stone Management, LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

From: FedEx Shipping Documents <donotreply2@fedex.com>

Sent: Tuesday, August 5, 2025 4:03 PM

To: Patricia Thibault <Patricia@AnchorstoneMgt.com>

Subject: FedEx Shipping Documents

9/5/25, 12:54 PM

Re: FedEx Shipping Documents - James Paleveda - Outlook



Attached are your shipping label(s) and/or document(s) in PDF format. Please print your documents and drop off your labeled package at a FedEx location OR request a FedEx pickup if you do not have one scheduled. If you have any questions, please go to [fedex.com](https://www.fedex.com) and click on the Support link for information on how to contact us.

Thank you for shipping with FedEx!

If you do not have Adobe Reader to view PDF files, it is available free of charge to download at www.fedex.com/adobepdf.html.

 Please do not respond to this message. This email was sent from an unattended mailbox.

ID ENS 1104



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

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

P.O. #:

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	-\$2,460.00
	Balance Due	\$4,400.00



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

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	\$265.35
Payment received by Aug 15, thank you	-\$265.35

Service summary

	Previous month	Current month
Bundle	\$242.96	↑\$243.46
Taxes and Fees	\$22.39	↑\$22.46
Total services	\$265.35	\$265.92
Total balance		\$265.92

Total balance

\$265.92

Auto Pay is scheduled

Sep 08



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



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

6790 0107 DY RP 15 08172025 NNNNNNNN 01 999818

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.

9720068134064423061521000000000000000265925



LONG LAKE RANCH

Account Number:

813-406-4423-061521-5

Billing Date:

Aug 15, 2025

PIN:

8336

Billing Period:

Aug 15 - Sep 14, 2025

WAYS TO PAY YOUR BILL



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



Download the
MyFrontier[®] app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

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

08.15-09.14

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	\$4.50
Access Recovery Charge-Business	\$2.50

Bundle Total

\$243.46

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 \$114.93 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.

Starting this month, the Road Recovery surcharge has increased 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.



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$8.64
Federal USF Recovery Charge	\$3.24
Federal Excise Tax	\$0.42
Federal Taxes	\$12.30
FL State Communications Services Tax	\$5.14
County Communications Services Tax	\$2.54
FL State Gross Receipts Tax	\$1.86
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.14
FL Telecommunications Relay Service	\$0.08
State Taxes	\$10.16

Taxes and Fees Total

\$22.46

Total current month charges

\$265.92



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

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

Frontier Com of America

813-406-4423

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Aug 09	1:16P	2.0	DD	SADLBK VLY CA 949-939-9297	\$0.00	U
2	Aug 10	1:58P	1.0	DD	SADLBK VLY CA 949-939-9297	\$0.00	U
3	Aug 14	8:51A	3.0	DD	TALLAHASSE FL 850-284-8803	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day



Caller Summary Report

Phone #	Calls	Minutes	Amount
813-406-4423	3	6	\$0.00
Total	3	6	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	2	3	\$0.00
Intrastate	1	3	\$0.00
Total	3	6	\$0.00



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

Total balance

\$150.99

Auto Pay is scheduled

Sep 08



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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.



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



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





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

"Copy of Previously Printed Invoice"
Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

7799848
209464000
06/25/2025
Audette, James J
(407)-835-3820

Breeze
C/O KAI
2502 N. Rocky Point Drive
Suite 1000
Tampa, FL 33607
United States

LONG LAKE RANCH CDD 2014 A-1

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,432.88

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

LONG LAKE RANCH CDD 2014 A-1

Invoice Number: 7799848
Account Number: 209464000
Current Due: \$4,432.88

Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 209464000
Invoice # 7799848
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55102
"Copy of Previously Printed Invoice"

Invoice Number: 7799848
Invoice Date: 06/25/2025
Account Number: 209464000
Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

LONG LAKE RANCH CDD 2014 A-1

Accounts Included 209464000 209464004 209464006 209464007 209464008
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	3,650.00	100.00%	\$3,650.00
Subtotal Administration Fees - In Advance 06/01/2025 - 05/31/2026				\$3,650.00
19190 Other	500.00	1.00		\$500.00
Subtotal Extraordinary Services - In Arrears 06/01/2024 - 05/31/2025				\$500.00
Incidental Expenses 06/01/2025 to 05/31/2026	3,650.00	0.0775		\$282.88
Subtotal Incidental Expenses				\$282.88
TOTAL AMOUNT DUE				\$4,432.88



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55101
"Copy of Previously Printed Invoice"

Invoice Number: 7799848
Invoice Date: 06/25/2025
Account Number: 209464000
Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

LONG LAKE RANCH CDD 2014 A-1

CURRENT CHARGES ALLOCATED AND DIRECT DEBIT						
		Portion of				
Account Detail	Volume	Rate	Year	Total Fees	Direct Debit	Net Due
209464000 Long Lake Ranch CDD 2014A REV						
19190 Other	500.00	1.00		\$500.00	\$0.00	\$500.00
Subtotal 209464000				\$500.00	\$0.00	\$500.00
209464004 Long Lake Ranch CDD 2014A-1 Int						
Incidental Expenses	3,650.00	0.0775		\$282.88	\$0.00	\$282.88
04280 Administration	1.00			\$3,650.00	\$0.00	\$3,650.00
Subtotal 209464004				\$3,932.88	\$0.00	\$3,932.88
TOTAL AMOUNT DUE				\$4,432.88	\$0.00	\$4,432.88

Kutak Rock LLP
Omaha, Nebraska
Telephone 402-346-6000
Facsimile 402-346-1148

Federal ID 47-0597598

September 09, 2025

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To
#104000016
First National Bank of
Kutak Rock LLP
A/C # 24690470

Reference: Client No. 12123
Notification Email: eftgroup@kutakrock.com

Long Lake Ranch CDD

For professional legal services rendered
in connection with the above.

UNPAID INVOICES:

May 6, 2025	Invoice No. 3564925	2,136.00
May 6, 2025	Invoice No. 3564931	2,150.00
May 31, 2025	Invoice No. 3570538	800.50
May 31, 2025	Invoice No. 3570541	2,172.49
July 8, 2025	Invoice No. 3594021	5,497.90
July 8, 2025	Invoice No. 3594022	2,150.00
August 28, 2025	Invoice No. 3613346	433.52
TOTAL DUE		<u>\$15,340.41</u>

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

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 - 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

COASTAL WASTE & RECYCLING - SW
1840 NW 33RD ST

POMPANO BEACH, FL 33064
(407) 905-9200

INVOICE NO.	0001084398
PAGE	1
DATE	Aug-01-25
CUSTOMER NO.	16948
SITE NO.	0
REFERENCE	

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

AMOUNT DUE \$240.48

AMOUNT PAID

DATE	DESCRIPTION	REFERENCE	RATE	QTY	AMOUNT
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 (0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD	5003	LOCKBOX CHECK		\$120.24
01 - Aug	MONTHLY - WASTE COLLECTION Aug 01/25 - Aug 31/25		\$103.840	1.00	\$103.84
01 - Aug	ADMIN FEE - MONTHLY Aug 01/25 - Aug 31/25		\$3.950	1.00	\$3.95
01 - Aug	RECOVERY FEE				\$12.45

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

TOTAL INVOICE \$120.24

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

**DON'T PAY THIS
AMOUNT**

\$240.48

INVOICE NO.	0001084398
PAGE	1
DATE	Aug-01-25
CUSTOMER NO.	16948
SITE NO.	0
REFERENCE	



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

Invoice **119718**
Date **09/12/2025**

Pay Period Ending **09/30/2025**
Control Number **637-202514**

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 A20542 THOMPSON DARRE	
SUB-TOTAL ..	511.20
TOTAL INVOICE	511.20

PAID - Ref XXXXXXXXXXXXXXXX902 511.20
Do Not Remit Payment

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01959P

Date 09/12/2025

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 # 25-01959P

Notice of Meeting Schedule

RE: Long Lake Ranch FY 2025/2026 Meeting Schedule

Published: 9/12/2025

Amount

\$83.13

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	\$83.13

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

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

The Board of Supervisors of the Long Lake Ranch Community Development District will hold the Regular meetings of the Fiscal Year 2025-2026 at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558, at 6P.M. at the dates indicated as follows:

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

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 698-5350 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Patricia Thibault
District Manager
September 12, 2025

25-01959P

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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Gross to Net Register

Long Lake Ranch CDD

Payroll # 202514 | Pay Date 09/12/2025 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
Department - *** : ***							
George E Smith Jr A06912	09-12-2025	SAL	SALARY	P-1	1.00	200.0000	200.00
	1384062	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	09-12-2025	SAL	SALARY	P-1	1.00	200.0000	200.00
	70	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	09-12-2025	SAL	SALARY	P-1	1.00	200.0000	200.00
	1384063	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	600.00	0.00		45.90	554.10



Gross to Net Register

Long Lake Ranch CDD

Payroll # 202514 | Pay Date 09/12/2025 | 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



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

Invoice **119718**
Date **09/12/2025**

Pay Period Ending **09/30/2025**
Control Number **637-202514**

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 A20542 THOMPSON DARRE	
SUB-TOTAL ..	511.20
TOTAL INVOICE	511.20

PAID - Ref
Do Not Remit Payment

XXXXXXXXXXXX902

511.20



Payroll Register

Long Lake Ranch CDD

Payroll # 202514 | Pay Date 09/12/2025 - Sorted by Department by Employee Name

Smith Jr, George E

1530 Fox Grape Loop	Employee ID	A06912	Hire	12-01-2020
LUTZ, FL 33558	Dept	FL8810	Term	Review
	W/C			
Title Board Member	FLSA	Non-Exempt	Employee No	
Status ACT	PayGrd		Gender	M
Type FT	Salary	\$200.00 Monthly	DOB	02-06-1963
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

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	2.00	9.00	FEDERAL INCOME T FICA - MEDICARE FICA - OASDI Total Deductions	0.00	0.00	0.00	0.00	000321	1384062	0.00	184.70	
U\$	200.00	200.00	400.00	1,800.00		2.90	2.90	8.70	29.00					
REGULAR (HRS) H	0.00	0.00	1.00	1.00		12.40	12.40	37.20	124.00					
H\$	0.00	0.00	200.00	200.00										
Totals H	0.00	0.00	1.00	1.00						Paid Time Off				
H\$	0.00	0.00	200.00	200.00						DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
Totals U	1.00	1.00	2.00	9.00										
U\$	200.00	200.00	400.00	1,800.00						Total PTO	0.00	0.00	0.00	0.00
Net Totals	184.70	184.70	554.10	1,847.00										

Thompson, Darrell

18184 Roseate Dr	Employee ID	A20542	Hire	12-01-2024
LUTZ, FL 33558	Dept	FL8810	Term	Review
	W/C			
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

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

Direct Deposit



Payroll Register

Long Lake Ranch CDD

Payroll # 202514 | Pay Date 09/12/2025 - 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	2.00	10.00	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 8.70 37.20 45.90	0.00 31.90 136.40 168.30	000322	70	184.70	0.00	
U\$	200.00	200.00	400.00	2,000.00										
REGULAR (HRS) H	0.00	0.00	1.00	1.00										
H\$	0.00	0.00	200.00	200.00										
Totals H	0.00	0.00	1.00	1.00										
H\$	0.00	0.00	200.00	200.00										
Totals U	1.00	1.00	2.00	10.00										
U\$	200.00	200.00	400.00	2,000.00										
Net Totals	184.70	184.70	554.10	2,031.70										
										Paid Time Off				
										DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00	0.00

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

Status ACT

Type FT

EEO ADMINISTRATIVE SUPPORT

FLSA Non-Exempt

PayGrd

Salary \$200.00 Monthly

Employee No

Gender M

DOB 12-09-1970

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	1.00	1.00	2.00	10.00	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 8.70 37.20 45.90	0.00 31.90 136.40 168.30	000323	1384063	0.00	184.70	
U\$	200.00	200.00	400.00	2,000.00										
REGULAR (HRS) H	0.00	0.00	1.00	1.00										
H\$	0.00	0.00	200.00	200.00										
Totals H	0.00	0.00	1.00	1.00										
H\$	0.00	0.00	200.00	200.00										
Totals U	1.00	1.00	2.00	10.00										
U\$	200.00	200.00	400.00	2,000.00										
Net Totals	184.70	184.70	554.10	2,031.70										
										DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00	0.00



Payroll Register

Long Lake Ranch CDD

Payroll # 202514 | Pay Date 09/12/2025 - Sorted by Department by Employee Name

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	3.00	3.00	6.00	29.00										
U\$	600.00	600.00	1,200.00	5,800.00	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	0.00	3.00	3.00	FICA - MEDICARE	8.70	8.70	26.10	92.80					
H\$	0.00	0.00	600.00	600.00	FICA - OASDI	37.20	37.20	111.60	396.80					
Totals H	0.00	0.00	3.00	3.00	Total Deductions	45.90	45.90	137.70	489.60					
H\$	0.00	0.00	600.00	600.00										
Totals U	3.00	3.00	6.00	29.00										
U\$	600.00	600.00	1,200.00	5,800.00										
Net Totals	554.10	554.10	1,662.30	5,910.40										



Payroll Register

Long Lake Ranch CDD

Payroll # 202514 | Pay Date 09/12/2025 - 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	3.00	6.00	29.00										
U\$	600.00	600.00	1,200.00	5,800.00	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	0.00	3.00	3.00	FICA - MEDICARE	8.70	8.70	26.10	92.80					
H\$	0.00	0.00	600.00	600.00	FICA - OASDI	37.20	37.20	111.60	396.80					
Totals H	0.00	0.00	3.00	3.00	Total Deductions	45.90	45.90	137.70	489.60					
H\$	0.00	0.00	600.00	600.00										
Totals U	3.00	3.00	6.00	29.00										
U\$	600.00	600.00	1,200.00	5,800.00										
Net Totals	554.10	554.10	1,662.30	5,910.40										

Total Employee Count : 3

Invoice No 119718

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
engpbartholomew-637-3-2-0
Page 1

637

DPFG

250 International Pkwy
Suite 208
Lake Mary, FL 32746

Client ID 637

Long Lake Ranch Community Development District

Should ship via USPS TO Employee

(All Locations)

Invoice No 119718
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
engpbartholomew-637-3-2-0
Page 2

Business Observer

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

INVOICE

Legal Advertising

Invoice # 24-00922P

Date 05/24/2024

Attn:

Long Lake Ranch CDD (Vesta) DNR 2.25.25
250 INTERNATIONAL PKWY, STE. 208
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 # 24-00922P

Notice of Qualifying Period for Candidates

RE: Qualifying Period for Long Lake Ranch CDD

June 10 through 14, 2024

Published: 5/24/2024

Amount

\$48.13

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

()

\$48.13

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.

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Sarasota, FL 34236
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INVOICE

Legal Advertising

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Long Lake Ranch Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at Central Pasco Professional Center, 4111 Land O'Lakes Blvd., Suite 105, Land O'Lakes, Florida 34639; Ph: (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Long Lake Ranch Community Development District has three (3) seats up for election, specifically seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

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

May 24, 2024 24-00922P

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

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

INVOICE

Legal Advertising

Invoice # 24-00923P

Date 05/24/2024

Attn:
Long Lake Ranch CDD (Vesta) DNR 2.25.25
250 INTERNATIONAL PKWY, STE. 208
LAKE MARY FL 32746

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

Description	Amount
Serial # 24-00923P Notice of Meeting RE: Board of Supervisors Meeting on June 6, 2024 Published: 5/24/2024	\$61.25

Important Message		Paid	()
Please include our Serial # on your check	Pay by credit card online: https://legals. businessobserverfl. com/send-payment/	Total	\$61.25
		Payment is expected within 30 days of the first publication date of your notice.	

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

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Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF BOARD OF
SUPERVISORS REGULAR
MEETING**

Notice is hereby given that a regular meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") will be held on Thursday, June 6, 2024, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 398.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 398. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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 the appeal is to be based.

Long Lake Ranch Community
Development District
Barry Jeskewich, District Manager
(321) 263-0132, Ext. 398

May 24, 2024 24-00923P

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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Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 24-01415P

Date 08/02/2024

Attn:
Long Lake Ranch CDD (Vesta) DNR 2.25.25
250 INTERNATIONAL PKWY, STE. 208
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 # 24-01415P

Notice of Public Hearing

RE: Public Hearing on August 21, 2024

Proposed 2025 Budget

Published: 8/2/2024, 8/9/2024

Amount

\$144.38

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	\$144.38

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

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Sarasota, FL 34236
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INVOICE

Legal Advertising

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2025
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 21, 2024
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, 2024, and ending September 30, 2025 ("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, Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 ("District Manager's Office"), during normal business hours, or by visiting the District's website at 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.

August 2, 9, 2024 24-01415P

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

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

INVOICE

Legal Advertising

Invoice # 24-01813P

Date 09/27/2024

Attn:

Long Lake Ranch CDD (Vesta) DNR 2.25.25
250 INTERNATIONAL PKWY, STE. 208
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 # 24-01813P

Notice of 2024/2025 Meeting Schedule

RE: Long Lake Ranch 2024/2025 Meeting Schedule

Published: 9/27/2024

Amount

\$83.13

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

\$83.13

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

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Business Observer

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INVOICE

Legal Advertising

BOARD OF SUPERVISORS MEETING DATES LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025

The Board of Supervisors of the Long Lake Ranch Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz, Florida 33558, at 6:00 p.m. unless otherwise indicated as follows:

October 3, 2024
November 7, 2024
December 5, 2024
January 2, 2025
February 6, 2025
March 6, 2025
April 3, 2025
May 1, 2025
June 5, 2025
July 3, 2025
August 7, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 or by calling (813)565-4663 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at the above number at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
Patricia Thibault
September 27, 2024

24-01813P

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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PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-365-5300 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 620700075
DATE: 05/27/2025
ORDER: 620700075

Bill To: [929970]
Long Lake Ranch CDD
1540 International Pkwy
ste 2000
Lake Mary, FL 32746-5096

Work Location: [929970] 813-565-4663
Long Lake Ranch CDD
19037 Long Lake Ranch Blvd
Lutz, FL 33558-5507

Work Date	Time	Target Pest	Technician		Time In
05/27/2025	05:09 PM				05:09 PM
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	07/23/2025			05:33 PM

Service	Description	Price
---------	-------------	-------

CPCM Commercial Pest Control - Monthly Service \$100.00

SUBTOTAL	\$100.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$100.00

AMOUNT DUE \$100.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 620815967
DATE: 06/18/2025
ORDER: 620815967

Bill To: [929970]
Long Lake Ranch CDD
1540 International Pkwy
Ste 2000
Lake Mary, FL 32746-5096

Work Location: [929970] 813-565-4663
Long Lake Ranch CDD
19037 Long Lake Ranch Blvd
Lutz, FL 33558-5507

Work Date	Time	Target Pest	Technician		Time In
06/18/2025	06:07 AM				06:07 AM
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	07/23/2025			06:22 AM

Service	Description	Price
---------	-------------	-------

CPCM	Commercial Pest Control - Monthly Service	\$100.00
------	---	----------

SUBTOTAL	\$100.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$100.00

AMOUNT DUE	\$100.00
------------	----------

JG

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
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I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 620940373
DATE: 07/23/2025
ORDER: 620940373

Bill To: [929970]
Long Lake Ranch CDD
1540 International Pkwy
Ste 2000
Lake Mary, FL 32746-5096

Work Location: [929970] 813-565-4663
Long Lake Ranch CDD
19037 Long Lake Ranch Blvd
Lutz, FL 33558-5507

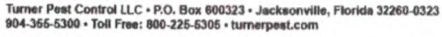
Work Date	Time	Target Pest	Technician			Time In
07/23/2025	06:06 AM					06:06 AM
Purchase Order	Terms	Last Service	Map Code			Time Out
	NET 30	08/14/2025				07:00 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$100.00
		SUBTOTAL \$100.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$100.00
		AMOUNT DUE \$100.00

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



FILE: WJWAVE, 000-752-0301 © Copyright 2016 WJWAVE All Rights Reserved

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



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-366-6300 • Toll Free: 800-225-5306 • turnerpest.com

Service Slip/Invoice

INVOICE: 620574161
DATE: 04/21/2025
ORDER: 620574161

Bill To: [929970]
Long Lake Ranch CDD
1540 International Pkwy
ste 2000
Lake Mary, FL 32746-5096

Work Location: [929970] 813-565-4663
Long Lake Ranch CDD
19037 Long Lake Ranch Blvd
Lutz, FL 33558-5507

Work Date	Time	Target Pest	Technician	Time In
04/21/2025	12:31 PM			12:31 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/23/2025		12:54 PM

Service	Description	Price
---------	-------------	-------

CPCM Commercial Pest Control - Monthly Service \$100.00

SUBTOTAL \$100.00
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$100.00

AMOUNT DUE \$100.00

JG

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



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: 22973113

Billing Date: 9/3/2025

Billing Period: 7/18/2025 to 8/18/2025

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	7/18/2025	436	8/18/2025	438	31	2

Usage History

	Water
August 2025	2
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

Transactions

Previous Bill	166.63
Payment 08/21/25	-166.63 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1	2.0 Thousand Gals X \$2.10 4.20
Sewer	
Sewer Base Charge	99.71
Sewer Charges	2.0 Thousand Gals X \$6.94 13.88
Total Current Transactions	157.59
TOTAL BALANCE DUE	\$157.59

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0928725
Customer # 01307800
Balance Forward 0.00
Current Transactions 157.59

Total Balance Due \$157.59
Due Date 9/22/2025

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

**The Total Due will be electronically
transferred on 09/22/2025.**



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

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



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

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

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

1 0 1
42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: 22973107

Billing Date: 9/3/2025

Billing Period: 7/18/2025 to 8/18/2025

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	7/18/2025	26943	8/18/2025	26963	31	20

Usage History

	Water	Irrigation
August 2025		20
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

Transactions

Previous Bill	1,032.51
Payment 08/21/25	-1,032.51 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	39.80
Water Tier 1 20.0 Thousand Gals X \$3.34	66.80
Total Current Transactions	106.60
TOTAL BALANCE DUE	\$106.60

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 106.60

Total Balance Due \$106.60
Due Date 9/22/2025

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

The Total Due will be electronically
transferred on 09/22/2025.

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

INVOICE

Number: 13

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
9/9/2025	Amenity Manager - Salaried (8/25/2025 - 9/7/2025) - Bill (32 Hours)	1,330.88
9/9/2025	General Maintenance Attendant - 40 Hours @ \$25/HR (8/25/2025 - 9/7/2025) - Steve	1,000.00
9/9/2025	Seasonal Pool Monitor / Facility Attendant - 28 Hours @ \$25/HR (8/25/2025 - 8/31/2025) - Noah	700.00
9/9/2025	Facility Attendant - 19.25 Hours @ \$25/HR (8/25/2025 - 9/7/2025) - Lisa	481.25
9/9/2025	Facility Attendant - 12.75 Hours @ \$25/HR (8/25/2025 - 9/7/2025) - Noah	318.75
9/9/2025	Management Fee (8/25/2025 - 9/7/2025)	38.31
9/9/2025	Amenity Manager -Coverage (8/25/2025 - 9/7/2025) - Noah (20.25 Hours)	506.25
9/9/2025	Amenity Manager -Coverage (8/25/2025 - 9/7/2025) - Steve (25.5 Hours)	637.50
9/9/2025	Amenity Manager -Coverage (8/25/2025 - 9/7/2025) - Noah Credit	(506.25)
9/9/2025	Amenity Manager -Coverage (8/25/2025 - 9/7/2025) - Steve Credit	(637.50)
TOTAL		3,869.19



You're right. My math was bad.

From: James Paleveda <James@AnchorstoneMgt.com>
Sent: Monday, September 8, 2025 10:47 AM
To: Long Lake Ranch CDD <manager@longlakeranchcdd.com>
Cc: Patricia Thibault <Patricia@AnchorstoneMgt.com>; Anna Lyalina <Anna@AnchorstoneMgt.com>
Subject: Re: Staff Hours 8/25/2025 - 9/7/2025

Hi, Bill.

I'm coming up with slightly different numbers for Lisa and Noah. Please review and let me know if you approve. Thanks.

Lisa:	Date	In	Out	Hours
9/1 8:30am-11:30am 3	9/1	8:30am	11:30am	3.00
9/6 10:30am-6:30pm 8	9/6	10:30am	6:30pm	8.00
9/7 11:30am-7:45pm 8 = 19 hours	9/7	11:30am	7:45pm	8.25
				19.25

Noah:	Date	In	Out	Hours
8/25 4:00pm-8:30pm 4.5	8/25	4:00pm	8:30pm	4.50
8/26 4:00pm-8:30pm 4.5	8/26	4:00pm	8:30pm	4.50
8/27 4:00pm-8:30pm 4.5	8/27	4:00pm	8:30pm	4.50
8/28 4:00pm-8:30pm 4.5	8/28	4:00pm	8:30pm	4.50
8/29 4:00pm-8:30pm 4.5	8/29	4:00pm	8:30pm	4.50
8/30 12:00pm-8:00pm 8	8/30	12:00pm	8:00pm	8.00
8/31 12:00pm-8:00pm 8	8/31	12:00pm	8:00pm	8.00
9/1 4:00pm-8:30pm 4.5	9/1	4:00pm	8:30pm	4.50
9/2 4:00pm-8:30pm 4.5	9/2	4:00pm	8:30pm	4.50
9/3 4:00pm-8:30pm 4.5	9/3	4:00pm	8:30pm	4.50
9/4 4:00pm-8:30pm 4.5	9/4	4:00pm	8:30pm	4.50
9/5 4:00pm-8:30pm 4.5 = 56.5 Hours	9/5	4:00pm	8:30pm	4.50
				61.00



James Paleveda
 Anchor Stone Management
 255 Primera Boulevard, Suite 160
 Lake Mary, Florida 32746
anchorstonemgt.com

From: Long Lake Ranch CDD <manager@longlakeranchcdd.com>
Sent: Monday, September 8, 2025 10:15 AM
To: James Paleveda <James@AnchorstoneMgt.com>
Cc: Patricia Thibault <Patricia@AnchorstoneMgt.com>; Anna Lyalina <Anna@AnchorstoneMgt.com>
Subject: Staff Hours 8/25/2025 - 9/7/2025

Good Morning James.

Lisa:

9/1 8:30am-11:30am 3

9/6 10:30am-6:30pm 8

9/7 11:30am-7:45pm 8 = 19 hours

Steve:

8/25 6:00am-10:00am 4

8/26 6:00am-10:00am 4

8/27 6:00am-10:30am 4

8/28 7:00am-12:30am 5.5

8/29 6:00am-2:00am 8

9/1 6:00am-2:00pm 8

9/2 6:00am-2:00pm 8

9/4 6:00am-2:00pm 8

9/5 6:00am-2:00pm 8

9/6 6:00am-2:00pm 8 = 65.5 hours

Noah:

8/25 4:00pm-8:30pm 4.5
8/26 4:00pm-8:30pm 4.5
8/27 4:00pm-8:30pm 4.5
8/28 4:00pm-8:30pm 4.5
8/29 4:00pm-8:30pm 4.5
8/30 12:00pm-8:00pm 8
8/31 12:00pm-8:00pm 8
9/1 4:00pm-8:30pm 4.5
9/2 4:00pm-8:30pm 4.5
9/3 4:00pm-8:30pm 4.5
9/4 4:00pm-8:30pm 4.5
9/5 4:00pm-8:30pm 4.5 = 56.5 Hours

Bill : 32 worked – 48 vacation 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								

INVOICE

Number: 14

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
9/23/2025	Amenity Manager - Salaried (9/8/2025 - 9/21/2025) - Bill	3,327.20
9/23/2025	General Maintenance Attendant - 30 Hours @ \$25/HR (9/8/2025 - 9/21/2025) - Steve	750.00
9/23/2025	Facility Attendant - 32 Hours @ \$25/HR (9/8/2025 - 9/21/2025) - Lisa	800.00
9/23/2025	Management Fee (9/8/2025 - 9/21/2025)	48.77
TOTAL		4,925.97





RE: [Payroll] Timesheets

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

Date Tue 9/23/2025 9:57 AM

To James Paleveda <James@AnchorstoneMgt.com>

Good morning James.

Lisa:

9/13 11:00am-7:00pm 8

9/14 11:00am-7:00pm 8

9/20 11:30am-7:30pm 8

9/21 11:30am-7:45pm 8.25 32.25 hours

Steve:

9/8 6:00am-10:00am 4

9/9 6:00am-7:00am 1

9/15 6:00am-10:00am 4

9/16 6:00am-10:00am 4

9/17 6:00am-10:00am 4

9/18 6:00am-11:00am 5

9/19 6:00am-11:00am 5

9/20 8:00pm-11:00pm 2 29 hours

Steve was out for several days due to a severe upper respiratory infection.

Bill:

80 hours

From: James Paleveda <James@AnchorstoneMgt.com>

Sent: Tuesday, September 23, 2025 9:14 AM

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

Subject: [Payroll] Timesheets

Hi, Bill.

Please send me the time sheets for the latest pay period when you have a moment. Thanks!



James Paleveda

Anchor Stone Management
255 Primera Boulevard, Suite 160
Lake Mary, Florida 32746
anchorstonemgt.com

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								

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 25, 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. 3627489

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. 3627489

12123-1

Re: General Counsel

For Professional Legal Services Rendered

05/13/25	S. Sandy	1.00	305.00	Review public records requests received by Clawson, Smith, Twomey, and Pellan; confer regarding same; prepare response to same; confer with Burt regarding same
05/20/25	S. Sandy	1.10	335.50	Review public requests request and prepare response to same; confer with Twomey regarding status
07/10/25	S. Sandy	1.00	305.00	Conduct follow-up regarding public records request; confer regarding cost estimate
08/04/25	J. Brown	1.20	480.00	Work session with Sandy regarding miscellaneous issues and attorney letter; review materials regarding same

KUTAK ROCK LLP

Long Lake Ranch CDD
September 25, 2025
Client Matter No. 12123-1
Invoice No. 3627489
Page 2

08/04/25	S. Sandy	2.90	884.50	Finalize separation agreement and facilitate final payment to Kai; review correspondence from Fabrizio regarding access to Primrose estates; review demand letter and related correspondence from Blair regarding reporting of signage posting; correspond with Blair and facilitate call with Jimenez regarding same
08/05/25	S. Sandy	3.20	976.00	Conduct research and prepare memorandum regarding District access rights to Primrose Estates for operation and maintenance of District improvements
08/06/25	S. Sandy	1.40	427.00	Respond to public records request from Blair on behalf of Thompson regarding security footage from July 2024; conduct research and prepare resolution regarding signage policy
08/07/25	S. Sandy	0.20	61.00	Review request from Smith regarding legal costs related to Pasco County Sheriff's Deputy and demand letter; confer regarding same
08/07/25	S. Sandy	1.30	396.50	Confer with Clawson and Thibault regarding demand letter, signage policy, Sunshine law, and management transition status
08/07/25	D. Wilbourn	0.70	129.50	Conduct due diligence on easement for monument
08/08/25	S. Sandy	1.20	366.00	Conduct research regarding monument at SR 54 and Sunlake Boulevard
08/11/25	S. Sandy	1.10	335.50	Confer with Thibault regarding cameras on private property and private property signage on district property; confer with Blair regarding notice of withdrawal; confer with Thompson regarding same
08/19/25	S. Sandy	0.50	152.50	Confer with Thibault regarding parking and towing policy

KUTAK ROCK LLP

Long Lake Ranch CDD

September 25, 2025

Client Matter No. 12123-1

Invoice No. 3627489

Page 3

08/22/25	S. Sandy	0.20	61.00	Confer regarding public records request for payment transactions
08/28/25	S. Sandy	1.10	335.50	Confer with Thibault regarding annual meeting resolution; prepare same; confer with Clawson regarding research related to monument at SR 54 and Sunlake

TOTAL HOURS 18.10

TOTAL FOR SERVICES RENDERED \$5,550.50

TOTAL CURRENT AMOUNT DUE \$5,550.50

Invoice

JOHNSON ENGINEERING, LLC
2122 Johnson Street
Fort Myers, FL 33901

September 25, 2025

Wes Hughes
Long Lake Ranch CDD
c/o Breeze Home Community
802 E Whiting St.
Tampa, FL 33602

Project No: 20192175-000
Invoice No: 000000006897

Project 20192175-000 Long Lake Ranch CDD Eng Services

Professional Services from August 16, 2025 to September 12, 2025

Task 01 General Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Reed, Charles	9/9/2025	3.50	200.00	700.00	
Long Lake Ranch / Sidewalk drainage - field review and follow up					
Reed, Charles	9/10/2025	.50	200.00	100.00	
Long Lake Ranch / Sidewalk drainage - follow up					
Totals		4.00		800.00	
Total Labor					800.00
				Total this Task	\$800.00
				Total this Invoice	\$800.00

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.: 31137
Terms: Due on receipt
Invoice date: 08/28/2025
Due date: 08/28/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Irrigation repairs were performed as follows on 8.4.25 Controller across from the Clubhouse: Scope of Work: *Replaced the controller, had a mild lightning strike, and it was not functioning correctly. Items: *Hunter ACC2 Decoder Controller Module 75 Station Plastic. *Hunter ACC2 Decoder Expansion Module 75 Station *Mini Click Rain Sensor	1	\$4,084.98	\$4,084.98

Total

\$4,084.98

Overdue

08/28/2025



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

Invoice

Date: 9/29/2025
Invoice #: 2025-598

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:
		9/29/2025	September 2025
Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	75.00%	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

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.: 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

Kutak Rock LLP
Omaha, Nebraska
Telephone 402-346-6000
Facsimile 402-346-1148

Federal ID 47-0597598

September 09, 2025

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
#104000016
First National Bank of
Kutak Rock LLP
A/C # 24690470
Reference: Client No. 12123
Notification Email: efgroup@kutakrock.com

Long Lake Ranch CDD

For professional legal services rendered
in connection with the above.

UNPAID INVOICES:

May 6, 2025	Invoice No. 3564925	2,136.00
May 6, 2025	Invoice No. 3564931	2,150.00
May 31, 2025	Invoice No. 3570538	800.50
May 31, 2025	Invoice No. 3570541	2,172.49
July 8, 2025	Invoice No. 3594021	5,497.90
July 8, 2025	Invoice No. 3594022	2,150.00
August 28, 2025	Invoice No. 3613346	433.52
TOTAL DUE		<u>\$15,340.41</u>

EXHIBIT 20

RETURN TO AGENDA



**MINUTES OF 10/02/2025 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 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 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
William York.....	Amenity Manager, Anchor Stone Management
Sarah Sandy	Counsel, Kutak Rock LLP
John Burkett.....	RedTree Landscape
Matt Olson	RedTree Landscape
Joe O’Rielly	Field Manager, Anchor Stone Management
Dana Bryant (via phone).....	Irrigation Consultant, 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 Twomey, and Supervisor Thompson 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)

The Board was available for audience comments, but none were presented.

III. Supervisor Comments

Supervisors discussed the culvert fencing repair estimate of approximately \$2,600 and the replacement of the HOA bulletin board plexiglass, noting that costs could be reimbursed by the HOA. No motions were made.

Chairwoman Clawson asked for the revisions in the Revised Agenda packages to be highlighted.

Supervisor Thompson noted the Exhibit 7.1 address reference to be corrected to 18588.

Supervisor Thompson also briefly addressed contents of the prior months’ minutes and the order of items for discussion being added to the meeting’s Agenda.

IV. Professional Vendor Presentations

A. Johnson Engineering – Discussion of Sidewalk Puddling

The Board discussed the sidewalk puddling issue and expressed concern that the installed drain directs water onto the sidewalk rather than away from it and suggested that a French drain beneath the sidewalk leading to the pond might have been a more effective solution. The Board requested that the Engineer provide a follow-up or second opinion at a future meeting. No formal motion was made.

B. GHS Environmental Aquatic Maintenance

1. Aquatic Maintenance Log 9-24-25

The Board reviewed the Aquatic Maintenance Log dated September 24, 2025, provided by GHS Environmental. No issues or concerns were raised, and no formal action was taken. The Board requested Mr. Chuck Burnite with GHS Environmental be present at the November 2025 Meeting.

C. Red Tree Landscape – brought back from prior month

1. Landscape Maintenance Report - September 2025

RedTree Landscape presented the September maintenance report, highlighting ongoing edging and detailing efforts, irrigation inspections, and general property upkeep. The Board acknowledged the report, no formal motion was made.

2. Landscape Irrigation Report – September 2025

RedTree Landscape provided an overview of the September irrigation report, noting aging drip-line components and ongoing repair needs. The Board discussed the overall condition of the system and agreed that a more detailed assessment would be beneficial. No formal motion was made.

3. Discussion & Assessment of Drip Line Project

The Board discussed the overall condition of the community's drip-line irrigation system, noting widespread deterioration and inconsistent performance across multiple areas. Supervisors agreed that a thorough on-site review was needed to determine which portions of the system required replacement and whether alternative irrigation methods could be more effective. It was also noted that irrigation in some established areas might no longer be necessary. The Board directed Anchor Stone's irrigation specialist, Mr. Bryant, to perform an on-site inspection with RedTree Landscape and prepare a detailed assessment to guide future project planning.

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

The Board discussed Phase 1 in conjunction with Phases 2 and 3 as part of the broader evaluation and agreed to defer action until the inspection is completed.

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

The Board discussed Phase 2 along with Phases 1 and 3 and deferred consideration pending the results of the irrigation assessment.

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

The Board discussed Phase 3 together with Phases 1 and 2, choosing to postpone any decisions until recommendations are received following the inspection.

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

The Board discussed the drip-line irrigation project and approved a proposal from Anchor Stone Management for Mr. Bryant to conduct an on-site inspection and prepare a detailed assessment of the community's irrigation system at a cost of \$850.00. The motion was approved unanimously.

On a MOTION by Supervisor Pellan, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board approved the Anchor Stone Drip Line Irrigation Project Inspection for \$850.00 for the Long Lake Ranch Community Development District.

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

The Board reviewed the proposal from RedTree Landscape to remove Muhly grass along Long Lake Ranch Boulevard and replace it with dwarf firebush to improve safety visibility and reduce long-term maintenance. Supervisors discussed the scope of work and determined that up to 150 plants would be installed, with the final number adjusted based on field conditions.

On a MOTION by Supervisor Pellan, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board approved the RedTree Proposal for Replacement of Muhly Grass on Long Lake Ranch Blvd. and to replace not to exceed 150 trees with firebush for \$5,225.00 (NTE) for the Long Lake Ranch Community Development District.

Additionally, the Board reviewed a walk-on proposal for tree trimming services in common areas, totaling \$41,100.00 for 274 trees. The Board requested that Mr. Bryant walk the trees to evaluate the condition and necessity for trimming and / or removal.

On a MOTION by Supervisor Twomey, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board approved for Mr. Bryant with Anchor Stone Management to perform an evaluation walk of the trees for the total of \$150.00 for the Long Lake Ranch Community Development District.

6. Discussion of Monthly Approval of Irrigation Repairs

- **6.1 Invoice 30907 - Woodline Cutback Rear of 18555 Roseate Drive - \$1,800.00**
- **6.2 Invoice 30909 – Tree Removal at 1900 Moorhaven Way - on the side of the home - \$500.00**
- **6.3 Invoice 30910 - Tree Removal Behind 1900 Moorhaven Way - \$1,650.00**

The invoices 6.1, 6.2, 6.3 were not approved and will be discussed further with Chairwoman Clawson.

- **6.4 Invoice 30920 – Irrigation Repairs 07.30.2025 - \$275.00**
- **6.5 Invoice 30933 – Irrigation Repairs on 07.10.2025 - \$75.64**
- **6.6 Invoice 31483 – Irrigation Repairs on 09.02.2025 - \$28.50**
- **6.7 Invoice 31484 – Irrigation Repairs on 09.02.2025 - \$49.50**
- **6.8 Invoice 31485 – Irrigation Repairs on 09.02.2025 - \$148.00**
- **6.9 Invoice 31486 – Irrigation Repairs on 09.02.2025 - \$39.00**
- **6.10 Invoice 31488 – Irrigation Repairs on 09.08.2025 - \$167.26**
- **6.11 Invoice 31489 – Irrigation Repairs on 09.09.2025 - \$229.88**
- **6.12 Invoice 31490 – Irrigation Repairs on 09.02.2025 - \$75.62**

The Board discussed establishing a monthly approval authority for routine irrigation repairs. Following discussion, the Board authorized the District Manager to approve irrigation repair expenses not to exceed \$600 per month in total, rather than per event. Any amount exceeding this limit will require Chair or Board approval.

A motion was made and unanimously approved to authorize payment of Invoices 6.4 through 6.12 as presented.

On a MOTION by Supervisor Pellan, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board approved for the District Manager's authority to approve irrigation repair expenses not to exceed \$600 per month in total and the Invoices 6.4 – 6.12 via Ratification on the Agenda for the Long Lake Ranch Community Development District.

D. District Counsel - Discussion of Towing Policy & Agreement

District Counsel provided an overview of the existing towing policy, noting that it currently allows towing only from designated visitor parking spaces within the townhome area and does not extend to CDD or County-owned roadways.

The Board discussed expanding the policy to cover towing within CDD-owned roads in the townhome area to improve enforcement consistency and safety. Counsel advised that a map of proposed tow-away zones would be needed and that a public hearing must be scheduled before any amendments are adopted.

The Board directed District Counsel to prepare a revised towing policy and agreement and present a draft at the November meeting for review and consideration of setting a public hearing.

Counsel also advised staff to continue enforcement of the existing towing policy for visitor parking spaces, allowing tows when violations occur, provided a courtesy warning is issued first..

V. Amenity General Manager & Field Manager

Walk-on Proposal for fencing needs

The Board discussed the fencing repair needs and approved the Bryan's Fence proposal.

On a MOTION by Supervisor Smith, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board approved the Bryan's Fence \$2,600.00 fence repairs proposal for the Long Lake Ranch Community Development District.

A. Presentation for Discussion - Field Task List

The Board discussed progress on landscaping, lighting, and amenity maintenance tasks. No formal action was taken.

B. Consideration of Proposal from Air Force 1 - \$245

The Staff noted that the proposal was still under negotiation with the vendor. No motion was made.

C. Discussion of Pool Hours

After discussion, the Board directed staff to bring the item back at the November meeting. No motion was made.

VI. Financial Administrative Matters

A. Consideration for Acceptance of July 2025 Unaudited Financial Statements

B. Presentation of Check Details for July 2025

C. Consideration for Acceptance of August 2025 Unaudited Financial Statements

D. Presentation of Check Details for August 2025

The Board reviewed the financial documents for July and August 2025. No comments or questions were raised.

On a MOTION by Supervisor Smith, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board approved and accepted 1) the July 2025 Unaudited Financial Statements 2) the Check Details for July 2025 3) the August 2025 Unaudited Financial Statements 4) the Check Details for August 2025 for the Long Lake Ranch Community Development District.

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

The Supervisors approved the minutes of the August 7, 2025, regular meeting provided removal of the resident's name.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH FOUR IN FAVOR, Supervisor Thomson Voted Nay, the Board approved the Minutes of the Board of Supervisors Regular Meeting Held on August 7, 2025 for the Long Lake Ranch Community Development District.

F. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held September 4, 2025

The Supervisors approved the minutes of the September 4, 2025, regular meeting.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH FOUR IN FAVOR, Supervisor Thomson Voted Nay, the Board approved the Minutes of the Board of Supervisors Regular Meeting Held on September 4, 2025 for the Long Lake Ranch Community Development District.

VII. Staff Reports

A. District Manager

B. District Engineer

No additional reports or matters introduced or information provided. No formal action was taken.

VIII. Other Introduced Items

The Board reviewed an estimate for the replacement of the Control Box Replacement for Fountain #2 in the amount of \$524.15. Following discussion, the Board approved the estimate as presented. The motion was approved unanimously.

On a MOTION by Supervisor Smith, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board approved the Control Box Replacement for Fountain #2 for \$524.00 for the Long Lake Ranch Community Development District.

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

The Board was available for audience comments under new business; however, no audience members wished to speak.

X. Supervisor Requests

A. Supervisor Thompson - CDD Volunteers

Supervisor Thompson did not pursue a discussion of the opportunities for community volunteer involvement in minor maintenance and beautification efforts within the District.

XI. Adjournment

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

On a MOTION by Supervisor Pellan, 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

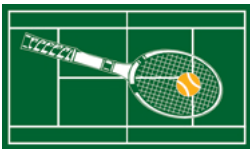
Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman

EXHIBIT 21

RETURN TO AGENDA





Welch Tennis Courts, Inc.
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787
Fax: 813-641-7795

Estimate

Date	Estimate #
11/3/2025	43174

Bill To
Anna Anchor Stone Management c/o Long Lake Ranch 255 Primera Blvd Suite 160 Lake Mary FL 32746 United States

Ship To
Bill York Long Lake Ranch CDD 19037 Long Lake Ranch Blvd. LUTZ FL 33558 United States

Sales Rep	Ship Via	Expires
Lynn Miller		11/3/2025

Notes
6' Black Dura Air Plus Standard Half Moon Vents 3 - 6' x 40' 2 - 6' x 16'

Quantity	Units	Description	Options	Rate	Amount
152 1	ea	Windscreen Shipping & Handling - Free Shipping!		5.99 0.00	910.48 0.00

Thank you for your business.	Total	\$910.48
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Please note that prices quoted at the time of order are subject to change without notice.

EXHIBIT 22A

RETURN TO AGENDA



**LONG LAKE
RANCH**



Cooper Pools Inc DBA
Cooper Pools Remodeling
4850 Allen Rd PMB 13
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 363

Order No.
Valid for 30 days

Long Lake Ranch

19037 Long Lake Ranch Boulevard
Lutz, FL, 33558

Site: 19037 Long Lake Ranch
Boulevard Lutz

Site Contact:

Salesperson: Michael Goodrich

Date: 11/03/2025

9071 - Commercial Remodeling / Resurfacing Income

Item	Quantity	Unit Price	Total
Commercial Drain Pool	1.00	\$995.00	\$995.00
Custom patch with matching surface Includes material	1.00	\$1,080.00	\$1,080.00
Sub-Total ex Tax			\$2,075.00
Tax			\$0.00
Total inc Tax			\$2,075.00

DISCLOSURE STATEMENT

- I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
- I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
- I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
- I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.

5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.
11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property).
12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Please contact us if you have any queries regarding this quote.

Michael Goodrich

EXHIBIT 22B

RETURN TO AGENDA



THE POOL DOCTOR

12345 62nd Street Unit A
Largo, FL 33773
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



1

PROPOSAL

LONG LAKE RANCH – FOXTAIL
2042 LAKE WATERS PLACE
LUTZ, FL 33558
(727) 484-8357

FOXTAIL

DRAIN AND CLEAN POOL

- A. DRAIN POOL
- B. PULL HYDROSTATIC PLUG IN MAIN DRAIN
- C. POUR CHLORINE DOWN POOL WALLS (TO REMOVE ALGAE)
- D. POUR ACID DOWN WALLS AND FLOOR OF POOL (TO REMOVE STAINS)
- E. PATCH FLOOR AT SURFACE POP OFF
- E. REFILL POOL
- F. ADJUST CHEMICALS (ONE TRIP)

ANY OTHER POP OFF THAT ARE FOUND WILL BE DISCUSSED WITH MANAGEMENT AND REPAIRED AT \$85.00 PER HOUR PLUS MATERIALS

TOTAL \$ 2,600.00

WHEN ACID WASHING A POOL SURFACE, THERE IS NO WAY TO KNOW IN ADVANCE OR TO GUARANTEE THAT ALL STAINS WILL BE REMOVED DURING PROCESS.

Specializing in Pool & Spa Service, Repair, Remodeling

THE POOL DOCTOR

12345 62nd Street Unit A
Largo, FL 33773
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



2

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

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

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

ACCEPTANCE OF PROPOSAL

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

Authorization: D. LONG

Date: 8/8/2025

Client

Signature: LONG LAKE RANCH - FOXTAIL

Date: _____

Client

Signature: _____

Specializing in Pool & Spa Service, Repair, Remodeling

THE POOL DOCTOR

12345 62nd Street Unit A
Largo, FL 33773
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



3

REFERENCES LIC #CPC1458389

Better Business Bureau
5830 142nd Ave North
Clearwater
727-535-5522

Beach Club Indian Shores (6/23)
19616 Gulf Blvd
Indian Shores

Chateau Belleair (6/22)
2205 Belleair Rd.
Clearwater

Eastlake Club Apts. (5/21)
150 Eastlake Club Dr.
Oldsmar

Isla Key 1 (6/22)
5277 Isla Key Blvd S.
St. Petersburg

Pine Rush Villas (3/21)
9950 5th St. N.
St. Petersburg

Tierra Shores (10/21)
521 Pinellas Bayway S.
Tierra Verde

Pinellas County
Construction
Licensing Board
727-582-3100

Belleair Sands (12/21)
3210 Gulf Blvd
Belleair Beach

Ciega Cove Condo (2/23)
7037 Sunset Drive S
St. Petersburg

Heritage Oaks (6/22)
5233 Neil Drive
St. Petersburg

Lone Palm Condo (8/22)
15483 Gulf Blvd.
Madeira Beach

Tarpon Highlands 1 (3/23)
98 S. Highland Ave.
Tarpon Springs

Ultimar 1- Lap (10/20)
1520 Gulf Blvd
Clearwater

Consumer Affairs
Consumer Protection
727-464-6200

Brightwater Beach (1/22)
175 55th Avenue
St. Pete Beach

Cordova Greens Largo (10/21)
8693 Bardmoor Blvd.
Largo

Imperial Village Apts. (7/23)
9790 Hamlin Blvd
Seminole

Marina Del Ray (6/21)
101 Marina Del Ray Ct.
Clearwater

Tern Bay Condos (1/23)
545 Pinellas Bayway S.
Tierra Verde

Village Cove (12/20)
13812 Mill Cove Circle
Tampa

Specializing in Pool & Spa Service, Repair, Remodeling

EXHIBIT 23

RETURN TO AGENDA





Oct 29, 2025 at 9:13:46 AM



Oct 29, 2025 at 9:13:26 AM



Oct 29, 2025 at 1:42:52 PM



LONG LAKE
RANCH