

District: LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Wednesday, January 07, 2026
Time: 6:00 P.M.
Location: Long Lake Ranch Amenity Center,
19037 Long Lake Ranch Blvd.,
Lutz, FL 33558

[**Zoom Link**](#)

Phone: 1-305-224-1968

Meeting ID: 941 9807 3783

Passcode: 594579

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@havenmgtsol.com

I. Call to Order/ Roll Call

II. Audience Comments – Agenda Items (limited to 3 minutes per individual)

III. Supervisor Comments

IV. Professional Vendor Presentations

A. Johnson Engineering –

1. Consideration of French Drain Proposal (*to be distributed*)

EXHIBIT 1

B. GHS Environmental Aquatic Maintenance

1. Aquatic Maintenance Log – 12.29.2025

EXHIBIT 2

C. Red Tree Landscape

1. Landscape Maintenance Report – December 2025 (*to be distributed*)

EXHIBIT 3

2. Consideration of Proposals for Approval:

❖ ADA Mulch Proposal for Playground - \$10,625

EXHIBIT 4

3. Status on Project Completions: Install of 2 Sabal Palms, Firebush Install, New Warrantied Plant Material, Serenoa Cutback, Mulch Install, Tree Cutback & Lift Since December Meeting

4. Field Maintenance Report - Foxtail Area

EXHIBIT 5

D. District Counsel

1. Discussion of Overpayment – Anchor Stone

2. Additional Discussion on Status of Public Hearing on Towing

V. Amenity General Manager & Field Manager

A. Presentation for Discussion – Amenity & Field Status Report

EXHIBIT 6

- B. Presentation of Communication from HCA
- C. Presentation of Proposals for Consideration for Approval:
 - ❖ Sign-A-Rama - see exhibit 14
 - ❖ Pool Deck Resurfacing Project
 - a. Paver Rescue - \$15,791
 - b. Tactical Pressure Washing - \$23,750
 - ❖ Basketball Court Resurface - *(to be distributed)*

EXHIBIT 7

- ❖ Pool Deck Resurfacing Project
 - a. Paver Rescue - \$15,791
 - b. Tactical Pressure Washing - \$23,750
- ❖ Basketball Court Resurface - *(to be distributed)*

EXHIBIT 8

EXHIBIT 9

VI. Financial & Administrative Matters

- A. Consideration for Acceptance of November, 2025 Unaudited Financial Statements
- B. Presentation of Check Details for November 2025
- C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 4, 2025
- D. Presentation of Approval Listing – FY 2026

EXHIBIT 10

EXHIBIT 11

EXHIBIT 12

EXHIBIT 13

VII. Staff Reports

- A. District Manager

VIII. Other Introduced Items

- A. Sign A Rama Proposal - \$869.75
- B. Additional Items for Discussion Related to District Transition
 - ❖ Email Received from Anchor Stone Dated 12/16/2025
 - ❖ Notice of Termination to Anchor Stone for District Management Services
 - ❖ Notice of Termination to Anchor Stone for Amenity Management Services
 - ❖ Invoices Received from Anchor Stone for District Management & Amenity Management Services

EXHIBIT 14

EXHIBIT 15

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

XI. Adjournment

EXHIBIT 1

RETURN TO AGENDA

EXHIBIT 2

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	Field Notes																										
	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90		
1/9/2025																											
1/24/2025																											
1/28/2025	T, SM, *	T	T	T	T	T	T	T	T	T	T	T, G	T	T	T	T	T	T, G	T	T, G	T	T	T	T	T	T	
2/3/2025	G																										
2/13/2025																											
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		
2/27/2025	*																					*					
3/7/2025																											
3/12/2025																											
3/18/2025																											
3/25/2025	G	G			G	G, T	G	L	L	G	G															G	
4/2/2025	G					T	T																				Removed roof shingles exposed from water level drop on FPM 7, 7A.
4/17/2025													G	G													G, G
4/25/2025	T	T								T	T	T	T					T			T						
4/28/2025	T		T	T	T	T	T	T					T	T		T	T	T	T	T	T	T	T	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																											Mowed perimeter of Pond 80 to reduce wax myrtle 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	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													
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	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					Water lily reduction.	
7/7/2025	M													M	M	M	M				M		M				Brushcut wax myrtles 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	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.
8/27/2025	G												S				G										Prepared and submitted GHS Proposal No. 25-223 for grass carp stocking in Pond 70.

EXHIBIT 3

RETURN TO AGENDA

EXHIBIT 4

RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

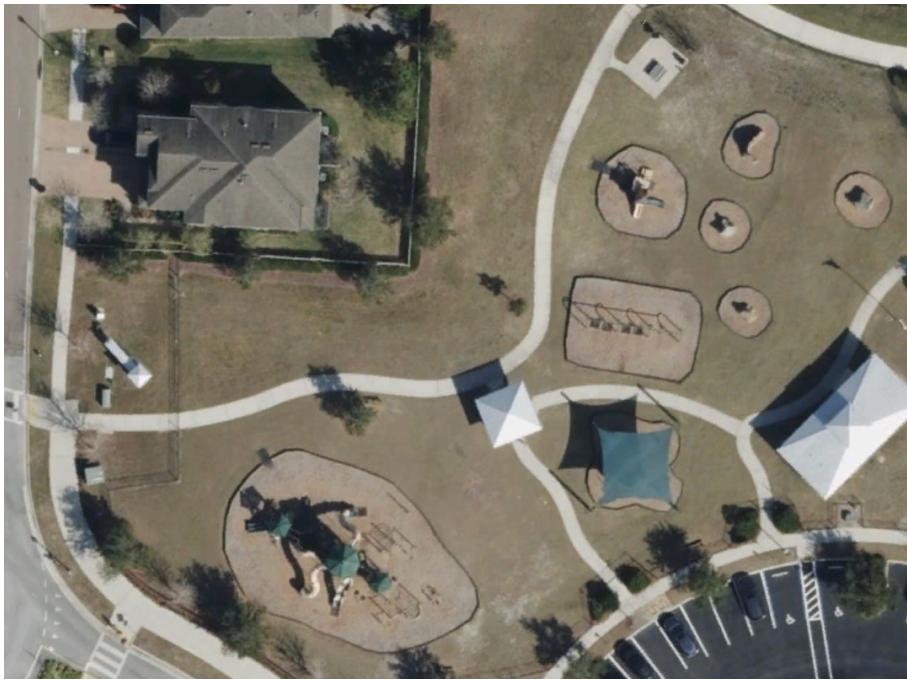
5532 Auld Lane, Holiday FL 34690

**ADA PLAYGROUND MULCH INSTALLATION PROPOSAL
FOR
LONG LAKE RANCH CDD**

Attention: Patricia Thibault – District Manager

December 10, 2025

TARGET PLAYGROUND AREAS (8 Total)



COST

(125) Cubic Yards of ADA Certified Playground Mulch X \$85.00 per Cubic Yard =
\$10,625.00

Authorized Signature to Proceed

/ / / Date of Authorization

EXHIBIT 5

RETURN TO AGENDA

Haven Management Solutions

Monthly Landscape Inspection: 12/22/2025

Area: Long Lake Ranch Foxtail (revisit)

Landscape Inspection Items	Score	Max Points Allowed	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	15	15	
Turf Fertility - Non Bahia - Color and Growth Density	15	15	
Turf Areas - Weed Control	7	10	Weeds throughout turf
Bed Weed Control	6	10	
Shrub & Plant Pruning & Shape - Deadheading & Appearance	9	10	Shrub and plant material trimmed back
Shrub Fertility & Vitality	8	10	
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	90%	100	100
Other Landscape Maintenance Items Based on Contract Terms	Score	Max Points Allowed	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"	9	10	Trees around pond perimeter need to be cut back
Reporting Requirements & District Receipt - Based on Contract Terms	20	20	
Total Points Other Landscape Items - Failure is at 90% : 45 or lower	49%	50	
Other Landscape Supplemental Items			Notes
Annuals - Vigor & Appearance - Planted in Accordnace with Contract Terms Schedule	10	10	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule	3	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	13%	20	

Primrose Manboxes
Never Mulched



12/22/2025 LLR
Primerose Mailboxes

Area
Not mulched or
cleaned up.

Monument Sunlake
Nightshade/Sunlake

Not trimmed



Nightshade & Sunlake Monumental Exempt



Front lawn area
mulched never
weeded prior depth of
mulch short of 3 in.



Hoxtail Pool Area

mulched thinly never
cleaned up



Foxtail Pool Area



12/22/20

4

Foxtail Poo Area after
mulching. not cleaned
short mulch

12/22/2025 LJR
Foxtail Pool Area short
mulch not cleaned of
debris

EXHIBIT 6

RETURN TO AGENDA

LONG LAKE RANCH - JANUARY UPDATE

DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DELIVERABLE DATE	ADDITIONAL INFORMATION
12.4.2025	Payment by Anchor Stone	District Manager/District Counsel	12.15.25	Board advised Anchor Stone needed to make payment ASAP on the \$10,000 overpayment. Payment has yet to be made
12.4.2025	Fire hydrant project	Amenity Manager	1.5.26	All the fire hydrants are painted. All have passed with the Pasco County Fire Inspector
12.4.2025	Windscreens	Amenity Manager	12.20.25	These are in the process of being installed and will be finalized by January 7
12.4.2025	Inventory Sign	Amenity Manager	1.5.26	An estimate from Sign A Ram will be presented on the agenda
12.4.2025	Mulch at playground	District Manager	1.5.26	Need mulch at playground, get a proposal, contact the new guy for the mulch at playground - included on the agenda
12.4.2025	Pavilion lights	Amenity Manager	1.5.26	All of the pavilion spot lights are currently working
12.4.2025	HCA Communication	Field manager	1.5.26	Communicate with HCA regarding signage is on the agenda
12.4.2025	EGIS FEMA changes	District manager	COMPLETE	Email sent to supervisors, none of the district infrastructure was impacted
12.4.2025	Foxtail pool repair	Amenity Manager	1.5.26	Awaiting Cooper to finalize date.
12.4.2025	Stenner Feed Pump	Amenity Manager	1.5.26	Stenner pump was installed in July 2025
12.04.2025	Pool Deck Resurfacing	Amenity Manager	01.05.2026	Paver Rescue and JT Pavers have been on sight for a review. Paver rescue will present a proposal on the agenda. Awaiting JTs
12.4.2025	Peter Chow/ Candyman deposits	District Manager	1.5.26	Check with them on making deposits
12.4.2025	Southstate bank	District Manager	1.5.26	Check with Southstate bank to see if they have a municipal advisor. They are checking
10.02.2025	Towing Policy	District Manager/Maintenance	01.07.2026	Towing Public Hearing will be on the February agenda
06.15.2025	Lights Out Around Monuments & Am	Will Butler from American and Ma	10.30.2025	Will is arranging for the manufacturer to be on site to investigate the matter. He will advise further on resolution of the matter. Awaiting status
10.02.2025	Serenova Roundabout Cut Back Proj	Field Joe	11.06.2025	Proposal was approved at the November meeting - waiting on project completion Status discussion is on the agenda
	Street Light conversion	District Manager	01.05.2026	Sent 3 emails and called Gregory Seel at 352-459-9676. He will be sending "estimates" but advises project is about 6-9 months out. Followed up via email for an estimates timeline deliverable - no response.
03.15.2025	Insurance & Car Hit on Sunlake	District Manager	12.04.2025	A copy of the report was made as a public records request to the Sheriff Department. The reference number is R022971-102125. Still outstanding.
09.04.2025	Bridge Board Repairs	Maintenance	12.04.2025	Amenity Manager has located a new establishment that may be able to assist and will provide update at January meeting
	Basketball Fence	Maintenance	12.04.2025	Amenity Manager will be advancing for court to be resurfaced first along with court fence. Awaiting resurface proposal from Welch. Court entry system and fence will be provided as one big project
07.07.2025	Finn Outdoor & Sidewalk	Field Joe	12.04.2025	Charles the Engineer was on site and presented his report at the November meeting - awaiting proposals for french drains for December meeting. Now awaiting for January meeting
10.22.2025	Handicap Pool Chair	Maintenance	12.04.2025	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 and feels this is a dirty connector issue
11.06.2025	Tree Lift Project pursuant to the	Field Joe	12.04.2025	Red Tree has completed lifting and cut back along Long Lake Ranch Boulevard and on the east side of Sunlake Boulevard. We've also removed branches from the fences. Joe will review on his field report

EXHIBIT 7

RETURN TO AGENDA

From: Johnston Matthew <Matthew.Johnston@hcahealthcare.com>

Sent: Monday, November 24, 2025 11:30:44 AM

To: Bailey David - Nashville <David.Bailey2@hcahealthcare.com>

Cc: Irvin Mike <Michael.Irvin@hcahealthcare.com>; Juttelstad Matt <Matthew.Juttelstad@hcahealthcare.com>

Subject: RE: Signage at SR 54 and Sunlake

David,

Thank you for taking my call this morning. To put this in writing, the CDD is letting us take the tower sign down and placing our signage on it correct? We won't be getting the stone face for our signage.



Thank you,

Matt

Matthew Johnston

P 727.834.4903 | M 303.587.3984

EXHIBIT 8

RETURN TO AGENDA

ESTIMATE

Paver Rescue LLC

10810 Carrollwood Dr.
Tampa Fl. 33618
Mobile: +18133916159
Email: lucas@PaverRescuellc.com
www.PaverRescuellc.com



Bill To

Long Lake Ranch
Bill York
19037 Long Lake Ranch Blvd. Lutz

Est No :

EST-230

Date :

23 Dec, 2025

Sl.	Description	Qty	Rate	Amount
1	Main pool Pre treat fold mold, stains and weeds Pressure clean all pavers and block walls around trees Sand joints with hardening sand (dark color) Seal with commercial grade sealer (low shine) multiple coats	1	\$ 9,260.00	\$ 9,260.00
2	Smaller Pool Area Pre treat fold mold, stains and weeds Pressure clean all pavers and block walls around trees Sand joints with hardening sand (dark color) Seal with commercial grade sealer (low shine) multiple coats	1	\$ 6,531.00	\$ 6,531.00
				Subtotal \$ 15,791.00
				Total \$ 15,791.00

Terms

We offer cleaning services for any pavers we seal to help maintain them. After sealing pavers should not be pressure cleaned. We offer a chemical wash that will help keep mold and weeds down.



TACTICAL
PRESSURE WASHING &
PAVER SEALING

ESTIMATE

EST-002080

Estimate Date: Jan 03, 2026
Expiry Date: Jan 31, 2026

FROM:

Tactical Pressure Washing & Paver Sealing
License: 113533
33501 Prospect Road
Dade City, FL, 33525
Email: david@tacticalpressurewashing.com
Phone: (813) 551-0966

TO:

Haven Management Solutions (Long Lake Ranch CDD)
Attn: Patricia Cardoso
19037 Long Lake Ranch Boulevard
Lutz, FL, 33558
Phone: (727) 484-8357

JOB LOCATION:

Haven Management Solutions (Long Lake Ranch CDD)
19037 Long Lake Ranch Boulevard
Lutz, FL, 33558
Phone: (727) 484-8357

JOB:

# Services	Qty	Price	Discount	Tax (%)	Total
1 Paver Clean, Sand, and Seal (main pool deck and entrance)	12100.00	\$1.25	\$0.00	No Tax	\$15,125.00

#	Services	Qty	Price	Discount	Tax (%)	Total
	Treat Stains: Identify and treat all rust, petroleum, animal, paint and other stains using specific chemicals that correspond to each stain type. Some stains are permanently in the pavers and we may not be able to fully remove them.					
	Power Wash: High pressure wash with or without hot water to remove all organic debris (mold/mildew/algae/dirt) and any other stain remnants, as well as remove all existing sand. Rinse all debris from the paver surface.					
	Chemical Soak: Flood the paver surface and joints with chlorine and algicide to kill any organic material on, between, and beneath the pavers. This will also kill roots, spores, and seeds.					
	Sand: Add and compact pure silica sand using filtered silica from Florida Silica Sand. This sand has no contaminants that will provide food for mold and mildew. The sand also has a much larger surface area than play sand which provides more area for the sealer to adhere to. The heavier grains also make it much more difficult for rain and weeds to displace it. The sand is allowed to dry and then manicured to 1/2" to 1/8" below the brick chamfer line. This allows proper drainage between the bricks.					
	Paver Sealing: We use Trident Cat-5, 2-part, Polyurethane sealer. It is a water based product than can either have a wet or natural look. (You choose). We always apply 2-coats on an initial application (A 3rd may be added to achieve high gloss, but may be slippery). The first coat is a thinner, heavy flood coat. This soaks down and hardens the sand and also soaks into the bricks. The second coat is twice as thick as the flood coat and is referred to as the "Top Coat". This coat provides the protective layer on the top of the bricks the creates a mold/mildew barrier and also may provide shine if gloss is selected.					
2	Paver Clean, Sand, and Seal (Lake Waters Pool Deck And entrance	6900.00	\$1.25	\$0.00	No Tax	\$8,625.00
	Treat Stains: Identify and treat all rust, petroleum, animal, paint and other stains using specific chemicals that correspond to each stain type. Some stains are permanently in the pavers and we may not be able to fully remove them.					
	Power Wash: High pressure wash with or without hot water to remove all organic debris (mold/mildew/algae/dirt) and any other stain remnants, as well as remove all existing sand. Rinse all debris from the paver surface.					
	Chemical Soak: Flood the paver surface and joints with chlorine and algicide to kill any organic material on, between, and beneath the pavers. This will also kill roots, spores, and seeds.					
	Sand: Add and compact pure silica sand using filtered silica from Florida Silica Sand. This sand has no contaminants that will provide food for mold and mildew. The sand also has a much larger surface area than play sand which provides more area for the sealer to adhere to. The heavier grains also make it much more difficult for rain and weeds to displace it. The sand is allowed to dry and then manicured to 1/2" to 1/8" below the brick chamfer line. This allows proper drainage between the bricks.					
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3	1 Year All Inclusive Warranty	1.00	\$0.00	\$0.00	No Tax	\$0.00

# Services	Qty	Price	Discount	Tax (%)	Total
0 Deductible, includes trip charge, materials, and labor. Covers sealer fading, peeling, water not beading, and trapped any moisture. The sealer also will repel stains and tire tracks.					
Not covered under warranty: The sealer is not an insecticide or herbicide. Therefore, it will not fully prevent ants and/or weeds from coming through. The sealer will certainly minimize the amount of weeds/ants, but cannot stop them. Sand erosion will happen over the lifespan of the sealer. Although some sand may wash out of the joints, this process will not effect the integrity of the sealer.					
				Subtotal	\$23,750.00
				Grand Total (\$)	\$23,750.00

Accepted payment methods

Credit Card, Check, Cash, Venmo, Zelle

Message

We would be happy to have an opportunity to work with you.



signed on 03-Jan-2026

by Tactical Pressure Washing & Paver Sealing

Business powered by Markate.com

EXHIBIT 9

RETURN TO AGENDA

EXHIBIT 10

RETURN TO AGENDA

Long Lake Ranch Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2025

Long Lake Ranch CDD
Balance Sheet
November 30, 2025

	General Fund	Reserve Fund	Debt Service 2014 Fund	Debt Service 2015 Fund	Debt Service 2016 Fund	Total
1 Assets:						
2 Operating Account-SS	\$ 371,303	\$ -	\$ -	\$ -	\$ -	\$ 371,303
3 Money Market Account- SS	1,377,939	1,278,815	-	-	-	2,656,754
4 Debit Card - SS	2,128	-	-	-	-	2,128
5 Small Checking - SS	500	-	-	-	-	500
6 Petty Cash	3,187	-	-	-	-	3,187
7 Trust Accounts						
8 Revenue Fund	-	-	134,863	60,938	35,135	230,935
9 Reserve Fund	-	-	316,500	117,969	95,494	529,963
10 Prepayment Fund	-	-	-	-	-	-
11 Accounts Receivable	10,800	-	-	-	-	10,800
12 Assessments Receivable-On Roll	1,039,837	-	274,503	203,986	165,896	1,684,221
13 Excess Fees - Receivable	-	-	-	-	-	-
14 Due from Other Funds	-	4,969	45,339	33,690	27,403	111,401
15 Prepaid Expenses	1,173	-	-	-	-	1,173
16 Deposits	61,859	-	-	-	-	61,859
17 TOTAL ASSETS	2,868,727	1,283,784	771,205	416,583	323,927	5,664,226
18 Liabilities:						
19 Accounts Payable	57,727	-	-	-	-	57,727
20 Sales Tax	-	-	-	-	-	-
21 Accrued Expenses	10,099	-	-	-	-	10,099
22 Deffered Revenue-On Roll	1,039,837	-	274,503	203,986	165,896	1,684,221
20 Due to Other Funds	111,401	-	-	-	-	111,401
23 TOTAL LIABILITIES	1,219,064	-	274,503	203,986	165,896	1,863,449
24 Fund Balance						
25 Non-Spendable	63,032	-	-	-	-	63,032
26 Assigned: Capital Reserves	287,256	1,283,784	-	-	-	1,571,040
27 Assigned:2-Month Operating Capital	210,242	-	-	-	-	210,242
28 Restricted for Debt Service	-	-	496,702	212,596	158,031	867,330
29 Unassigned	1,089,132	-	-	-	-	1,089,132
30 TOTAL LIABILITIES AND FUND BALANCE	\$ 2,868,727	\$ 1,283,784	\$ 771,205	\$ 416,583	\$ 323,927	\$ 5,664,226

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

	FY2026 Month of October	FY2025 Month of November	FY2026 Total Actual Year to Date	FY2026 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
1 Revenues:						
2 Assessments Levied						
3 Assessments Levied (Net On-Roll)	\$ -	\$ 162,877	\$ 162,877	\$ 1,202,714	\$ (1,039,837)	14%
4 Assessments Levied for General Fund Transfer to Res	-	-	-	350,000	(350,000)	0%
5 Early Payment Discount	-	-	-	-	-	0%
6 Assessments Excess	-	-	-	-	-	0%
7 Additional Revenue						
8 Tennis	500	500	1,000	6,000	(5,000)	17%
9 Room Rentals	-	-	-	-	-	0%
10 Gate Access Cards	-	-	-	-	-	0%
11 Miscellaneous Revenue	250	-	250	-	250	0%
12 Interest	8,344	6,627	14,972	-	14,972	0%
13 Advertisement Rental	-	-	-	-	-	0%
14 Misc Revenue	-	-	-	-	-	0%
15 Fund Balance Forward (removed)	-	-	-	76,518	(76,518)	0%
16 TOTAL REVENUE	9,094	170,004	179,099	1,635,232	(1,456,133)	11%
17 Expenditures:						
18 Administrative						
19 Supervisors-Regular Meetings	1,015	1,015	2,031	13,000	(10,969)	16%
20 Supervisors-Workshops	-	-	-	1,000	(1,000)	0%
21 Payroll Taxes (BOS)	61	61	122	1,071	(949)	11%
22 Payroll Services Fees	50	50	100	700	(600)	14%
23 District Management	1,250	1,250	2,500	15,000	(12,500)	17%
24 Administrative	417	417	833	5,000	(4,167)	17%
25 Accounting	833	833	1,667	10,000	(8,333)	17%
26 Assessment Roll Preparation	417	417	833	5,000	(4,167)	17%
27 Dissemination Agent	250	250	500	3,000	(2,500)	17%
28 District Counsel	-	7,198	7,198	45,000	(37,803)	16%
29 District Engineer	-	-	-	10,000	(10,000)	0%
30 Arbitrage Rebate Calculation	-	-	-	1,500	(1,500)	0%
31 Trustee Fees	-	-	-	13,768	(13,768)	0%
32 Bank Fees	25	60	85	150	(65)	56%
33 Auditing	-	-	-	3,700	(3,700)	0%
34 Regulatory Permits and Fees	175	-	175	175	-	100%
35 Property Taxes	-	-	-	250	(250)	0%
36 Legal Advertising	-	-	-	1,500	(1,500)	0%
37 Website Hosting	-	-	-	2,015	(2,015)	0%
38 TOTAL ADMINISTRATIVE	4,493	11,551	16,043	131,829	(115,786)	12%
39 Insurance						
40 Public Officials, General Liability & Property Insurance	32,118	-	32,118	34,313	(2,195)	94%
41 TOTAL INSURANCE	32,118	-	32,118	34,313	(2,195)	94%
42 Utilities						
43 Utilities-Electricity	-	5,097	5,097	61,200	(56,103)	8%
44 Utilities-Streetlights	-	8,698	8,698	117,300	(108,602)	7%
45 Utilities-Water/Sewer	58	276	333	18,000	(17,667)	2%
46 Utilities-Solid Waste Assessment	240	-	240	1,530	(1,290)	16%
47 Utilities-Solid Waste Removal	-	-	-	2,040	(2,040)	0%
48 TOTAL UTILITIES	298	14,071	14,369	200,070	(185,701)	7%
49 Security						
50 Security Repairs & Maintenance	-	-	-	7,500	(7,500)	0%
51 TOTAL SECURITY	-	-	-	7,500	(7,500)	0%

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

	FY2026 Month of October	FY2025 Month of November	FY2026 Total Actual Year to Date	FY2026 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
52 Community Maintenance						
53 Field Services	417	417	833	5,000	(4,167)	17%
54 Fountain Service Repair & Maintenance	-	1,546	1,546	5,000	(3,454)	31%
55 Aquatic Maintenance	2,460	2,460	4,920	29,520	(24,600)	17%
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	14,085	14,085	28,170	180,920	(152,750)	16%
62 Landscape Replacement-Mulch	-	-	-	72,000	(72,000)	0%
63 Landscape Replacement Annuals	8,181	-	8,181	39,996	(31,815)	20%
64 Landscape Replacement Plants & Shrubs	-	-	-	90,760	(90,760)	0%
65 Tree Trimming & Maintenance	4,400	-	4,400	45,000	(40,600)	10%
66 Other Landscape-Fire Ant Treatment	-	-	-	4,500	(4,500)	0%
67 Irrigation Repairs & Maintenance	35	1,181	1,215	15,000	(13,785)	8%
68 Decorative Lights Maintenance	-	-	-	15,000	(15,000)	0%
69 Volunteer Supplies	-	-	-	-	-	0%
70 Pressure Washing	-	-	-	37,000	(37,000)	0%
71 Field Contingency	2,600	-	2,600	30,627	(28,027)	8%
72 TOTAL PHYSICAL ENVIRONMENT	32,177	19,688	51,866	595,673	(543,807)	9%
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	-	-	-	20,000	(20,000)	0%
77 TOTAL ROAD & STREET FACILITIES	-	-	-	23,500	(23,500)	0%
78 Amenity Maintenance						
79 Clubhouse Management	10,357	9,915	20,272	141,296	(121,024)	14%
80 Seasonal Pool Attendants	-	-	-	9,800	(9,800)	0%
81 Cell Phone for Attendants	-	-	-	100	(100)	0%
82 Pool Maintenance-Contract	3,200	3,200	6,400	40,000	(33,600)	16%
83 Dog Waste Station Supplies	-	-	-	3,000	(3,000)	0%
84 Amenity Maintenance & Repair	1,901	1,501	3,402	21,000	(17,598)	16%
85 Office Supplies	-	-	-	1,200	(1,200)	0%
86 Furniture Repair/Replacement	-	-	-	1,750	(1,750)	0%
87 Pool Repairs	-	-	-	2,000	(2,000)	0%
88 Pool Permits	-	-	-	1,000	(1,000)	0%
89 Communication (Tel, Fax, Internet)	418	418	835	5,000	(4,165)	17%
90 Facility A/C & Heating Maintenance & Rep.	-	-	-	2,000	(2,000)	0%
91 Computer Support, Maintenance & Repair	-	-	-	1,000	(1,000)	0%
92 Park & Playground Maintenance & Repair	-	-	-	6,600	(6,600)	0%
93 Pest Control	100	100	200	3,600	(3,400)	6%
94 Clubhouse Janitorial Supplies	-	-	-	3,000	(3,000)	0%
95 TOTAL PARKS & RECREATION	15,975	15,134	31,109	242,346	(211,237)	13%
96 Project Budget						
97 Capital Outlay	-	-	-	50,000	(50,000)	0%
98 TOTAL PROJECT BUDGET	-	-	-	50,000	(50,000)	0%
99 Total Expenditures	85,062	60,444	145,506	1,285,231	(1,139,725)	11%
100 Total Excess Expenditures Over (Under) Revenues	(75,967)	109,560	33,593	350,001	1,139,725	
101 Total Other Financing Sources (Uses)						
102 County Collection Costs	-	-	-	-	-	-
103 Transfers In	-	-	-	-	-	-
104 Transfers Out	-	-	-	350,000	350,000	-
105 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	350,000	350,000	
106 Fund Balance - Beginning	1,616,070	1,540,102	1,616,070	1,616,070		
107 Net Change In Fund Balance	(75,967)	109,560	33,593	700,001		
108 Fund Balance - Ending-Projected	1,540,102	1,649,663	1,649,663	2,316,071		

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

	FY 2026 Approved Budget	FY 2026 Total		VARIANCE Over (Under) to Budget Year-to-Date
		Actual	Year-to-Date	
1 <u>Revenues:</u>				
2 Special Assessments-On Roll (NET)	\$ -	\$ -	\$ -	\$ -
3 Early Payment-Discount	-	-	-	-
4 Excess Fees	-	-	-	-
5 Interest & Miscellaneous	-	-	-	-
6 Total Revenues	-	-	-	-
7 <u>Expenditures:</u>				
8 Capital Improvement Plans (Pool)	-	-	-	-
9 Contingency	-	-	-	-
10 Total Expenditures	-	-	-	-
11 Excess Expenditures Over (Under) Revenues	-	-	-	-
12 <u>Other Financing Sources & Uses</u>				
13 County Collection Costs	-	-	-	-
14 Transfers In from General Fund	350,000	-	-	(350,000)
15 Transfers Out	-	-	-	-
16 Total Other Finances Sources & Uses	350,000	-	-	350,000
17 Net Change in Fund Balance	350,000	-	-	(350,000)
18 Fund Balance-Beginning	1,283,784	1,283,784	1,283,784	-
19 Fund Balance - Ending	\$ 1,633,784	\$ 1,283,784	\$ 1,283,784	\$ (350,000)
20 <u>Analysis of Fund Balance</u>				
21 Assigned: Future Capital Improvements	1,283,784	1,283,784	1,283,784	
23 Fund Balance - Ending	1,283,784	1,283,784	1,283,784	

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

	FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- On Roll (NET)	\$ 317,500	\$ 42,997	\$ (274,503)
3 Excess Fees	-	-	-
4 Interest Revenue	-	3,518	3,518
5 Total Revenues	<u>317,500</u>	<u>46,516</u>	<u>(270,984)</u>
6 <u>Expenditures:</u>			
7 Interest Expense:			
8 November 1, 2025	107,250	106,800	(450)
9 May 1, 2026	105,000	-	(105,000)
10 Principal Retirement:			
11 May 1, 2026	104,100	-	(104,100)
12 Principal Prepayment	-	5,000	5,000
13 Total Expenditures	<u>316,350</u>	<u>111,800</u>	<u>(204,550)</u>
14 Excess Expenditures Over (Under) Exp.	<u>1,150</u>	<u>(65,284)</u>	<u>(66,434)</u>
15 NET Change in Fund Balance	<u>1,150</u>	<u>(65,284)</u>	<u>(66,434)</u>
16 Fund Balance-Beginning	<u>561,986</u>	<u>561,986</u>	<u>-</u>
17 Fund Balance - Ending	<u>\$ 563,136</u>	<u>\$ 496,702</u>	<u>\$ (66,434)</u>

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

	FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 Revenues:			
2 Special Assessments- On Roll (NET)	\$ 235,938	\$ 31,952	\$ (203,986)
3 Excess Fees	-	-	-
4 Interest Revenue	-	1,730	1,730
5 Total Revenues	<u>235,938</u>	<u>33,681</u>	<u>(202,257)</u>
6 Expenditures:			
7 Interest Expense:			
8 November 1, 2025	82,419	82,419	(0)
9 May 1, 2026	70,000	-	(70,000)
10 Principal Retirement:			
11 May 1, 2026	80,319	-	(80,319)
12 Principal Prepayment	-	-	-
13 Total Expenditures	<u>232,738</u>	<u>82,419</u>	<u>(150,319)</u>
14 Excess Expenditures Over (Under) Exp.	<u>3,200</u>	<u>(48,737)</u>	<u>(51,937)</u>
15 NET Change in Fund Balance	<u>3,200</u>	<u>(48,737)</u>	<u>(51,937)</u>
16 Fund Balance-Beginning	<u>261,334</u>	<u>261,334</u>	<u>-</u>
17 Fund Balance - Ending	<u>\$ 264,534</u>	<u>\$ 212,596</u>	<u>\$ (51,937)</u>

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

	FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 Revenues:			
2 Special Assessments- On Roll (NET)	\$ 191,881	\$ 25,985	\$ (165,896)
3 Excess Fees	-	-	-
4 Interest Revenue	-	1,284	1,284
5 Total Revenues	<u>191,881</u>	<u>27,270</u>	<u>(164,611)</u>
6 Expenditures:			
7 Interest Expense:			
8 November 1, 2025	59,100	58,744	(356)
9 May 1, 2026	75,000	-	(75,000)
10 Principal Retirement:			
11 May 1, 2026	57,600	-	(57,600)
12 Principal Prepayment		5,000	5,000
13 Total Expenditures	<u>191,700</u>	<u>63,744</u>	<u>(127,956)</u>
14 Excess Expenditures Over (Under) Exp.	<u>181</u>	<u>(36,474)</u>	<u>(36,655)</u>
15 NET Change in Fund Balance	<u>181</u>	<u>(36,474)</u>	<u>(36,655)</u>
16 Fund Balance-Beginning	<u>194,505</u>	<u>194,505</u>	<u>-</u>
17 Fund Balance - Ending	<u>\$ 194,686</u>	<u>\$ 158,031</u>	<u>\$ (36,655)</u>

Bank Reconciliation
For the Period of October 1, 2025 through November 30, 2025

Balance per Bank Statement	379,414
Plus: Deposits in Transit	-
Less: Outstanding Checks	(8,110)
<i>Adjusted Bank Balance</i>	371,303

Beginning Balance	73,049
Receipts	355,951
Disbursements	(57,697)
<i>Balance per Book</i>	371,303

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
			Beginning Balance			\$ 87,272.28
10/1/25		5065 Anchor Stone Management, LLC	Inv 14		3,583.34	83,688.94
10/1/25		5066 RedTree Landscape Systems	Landscape Maint		14,085.25	69,603.69
10/1/25		5067 Cooper Pools Inc	Pool Maintenance		3,200.00	66,403.69
10/1/25	100125ach	Duke Energy	Summary Bill 8/2-9/2		13,771.84	52,631.85
10/3/25			Deposit	5,129.29		57,761.14
10/4/25		5068 RedTree Landscape Systems	Irrigation Repairs		275.00	57,486.14
10/4/25		5069 RedTree Landscape Systems	irrigation repairs		75.64	57,410.50
10/4/25		5070 RedTree Landscape Systems	irrigation repairs		49.50	57,361.00
10/4/25		5071 RedTree Landscape Systems	irrigation repairs		148.00	57,213.00
10/4/25		5072 RedTree Landscape Systems	irrigation repairs		39.00	57,174.00
10/4/25		5073 RedTree Landscape Systems	irrigation repairs		34.50	57,139.50
10/4/25		5074 RedTree Landscape Systems	irrigation repairs		229.88	56,909.62
10/4/25		5075 RedTree Landscape Systems	irrigation repairs		75.62	56,834.00
10/4/25		5076 RedTree Landscape Systems	tree removal		650.00	56,184.00
10/4/25		5077 RedTree Landscape Systems	tree repair		3,000.00	53,184.00
10/4/25		5078 RedTree Landscape Systems	tree maint		750.00	52,434.00
10/7/25		5079 Coastal Waste & Recycling, Inc.	waste collection		120.24	52,313.76
10/7/25		5080 WRB Painting LLC	Painting		5,950.00	46,363.76
10/9/25	100925ach1	Frontier	Phone-Internet 9/15-10/14			150.99
10/9/25	100925ach2	Frontier	Phone-Internet 9/15-10/14/25			265.92
10/10/25		101025ach Coastal Waste & Recycling, Inc.	waste collection			120.24
10/10/25		101025ach Engage PEO	BOS 10-2-25			757.10
10/10/25		71 William Pellan	BOS MTG 10/2-25			184.70
10/10/25		72 Darrell Thompson	BOS 10-2-25			184.70
10/15/25		5081 RedTree Landscape Systems	landscape enhancement			8,181.00
10/15/25		101525ach Florida Commerce	Special Dist Filling Fee			175.00
10/20/25		5082 Bryans Fence LLC	Fence word			12,600.00
10/21/25		5083 Turner Pest Control LLC	pest control			100.00
10/21/25		5085 American Power Washing				2,249.00
10/22/25	102225ach	Pasco County Utilities Services Branch	18981 long lake ranch blvd			173.40
10/22/25	102225ach1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER			148.55
10/24/25			Funds Transfer Out			500.00
10/28/25		5086 GHS LLC	Aquatic Maint			2,460.00
10/28/25			Funds Transfer In	100,000.00		118,113.16
10/29/25		5086 Egis Insurance & Risk Advisors	Policy #100125769			32,118.00
10/31/25	103125ach	Duke Energy	Summary Bill 9/3-10/1			12,946.08
10/31/25				105,129.29	119,352.49	73,049.08
11/3/25		5087 Cooper Pools Inc	Pool Maintenance			3,200.00
11/3/25		5088 RedTree Landscape Systems	Landscape Maint			14,085.25
11/3/25		5089 Anchor Stone Management, LLC	Invoice for payroll			4,989.10
11/3/25		5090 Anchor Stone Management, LLC	Inv 18			3,583.34
11/3/25		5091 Anchor Stone Management, LLC	Invoice for payroll			5,178.47
11/4/25			Funds Transfer			42,012.92
11/4/25			Funds Transfer	75,000.00		117,012.92
11/6/25			Deposit	16,639.45		133,652.37
11/10/25		5092 Blue Water Aquatics, Inc	Fountain Maint/Repair			660.15
11/10/25		5093 Blue Water Aquatics, Inc	Fountain Insp & Cleaning Serv			750.00
11/10/25		5094 Kutak Rock LLP	Gen prof Legal serv			2,150.00
11/10/25		5095 Kutak Rock LLP	Gen prof Legal serv			1,128.50
11/10/25	111025ach	Frontier	Phone and Internet			266.67
11/10/25	111025ach2	Frontier	Phone and Internet			150.99
11/10/25			Deposit	0.03		128,546.09
11/14/25	111425ach	Engage PEO	BOS 11-6-25			757.10
11/14/25		73 William Pellan	BOS MTG 11/6/25			184.70

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
11/14/25			Deposit			250,752.14
11/14/25		74 Darrell Thompson	BOS 11-6-25		184.70	250,567.44
11/17/25		5096 Turner Pest Control LLC	pest control		100.00	250,467.44
11/17/25		5097 Anchor Stone Management, LLC	Irrigation and Tree Walk		1,000.00	249,467.44
11/17/25		5098 Anchor Stone Management, LLC	Invoice for payroll		4,925.97	244,541.47
11/18/25		5099 Dibartolomeo, McBee, Hartley & Barnes, PA	serv rendered audited		4,150.00	240,391.47
11/18/25			Deposit	500.00		240,891.47
11/19/25		5100 Berger, Toombs, Elam, Gaines & Frank	audit services		3,700.00	237,191.47
11/19/25		5101 RedTree Landscape Systems	irrigation repairs		60.00	237,131.47
11/20/25			Deposit	84,959.83		322,091.30
11/20/25			Funds Transfer		500.00	321,591.30
11/20/25			Funds Transfer		2,000.00	319,591.30
11/21/25	112125ach	Pasco County Utilities Services Branch	18981 long lake ranch		93.34	319,497.96
11/21/25	112125ach2	Pasco County Utilities Services Branch	0 COMMUNITY Cntr		182.26	319,315.70
11/23/25		5102 GHS LLC	Aquatic Maintenance		2,460.00	316,855.70
11/23/25		5103 RedTree Landscape Systems	irrigation repairs		120.65	316,735.05
11/26/25			Deposit	55,704.17		372,439.22
11/26/25			Funds Transfer		1,000.00	371,439.22
11/30/25		5104 Blue Water Aquatics, Inc	fountain svcs		136.00	371,303.22
11/30/25				355,951.33	57,697.19	371,303.22

EXHIBIT 11

RETURN TO AGENDA

Long Lake Ranch CDD
Transactions by Account
As of November 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. General Fund							
Bill P...	11/03/2025	5087	Cooper Pools Inc	Pool Maintenance		3,200.00	73,049.08
Bill P...	11/03/2025	5088	RedTree Landscape ...	Landscape Maint		14,085.25	69,849.08
Bill P...	11/03/2025	5089	Anchor Stone Manag...	Invoice for payroll		4,989.10	55,763.83
Bill P...	11/03/2025	5090	Anchor Stone Manag...	Inv 18		3,583.34	50,774.73
Bill P...	11/03/2025	5091	Anchor Stone Manag...	Invoice for payroll		5,178.47	47,191.39
Transfer	11/04/2025			Funds Transfer	0.00		42,012.92
Transfer	11/04/2025			Funds Transfer	75,000.00		117,012.92
Deposit	11/06/2025			Deposit	16,639.45		133,652.37
Bill P...	11/10/2025	5092	Blue Water Aquatics,...	Fountain Maint/Repair		660.15	132,992.22
Bill P...	11/10/2025	5093	Blue Water Aquatics,...	Fountain Insp & Cleaning Serv		750.00	132,242.22
Bill P...	11/10/2025	5094	Kutak Rock LLP	Gen prof Legal serv		2,150.00	130,092.22
Bill P...	11/10/2025	5095	Kutak Rock LLP	Gen prof Legal serv		1,128.50	128,963.72
Bill P...	11/10/2025	11102...	Frontier	Phone and Internet		266.67	128,697.05
Bill P...	11/10/2025	11102...	Frontier	Phone and Internet		150.99	128,546.06
Deposit	11/10/2025			Deposit	0.03		128,546.09
Bill P...	11/14/2025	11142...	Engage PEO	BOS 11-6-25		757.10	127,788.99
Bill P...	11/14/2025	73	William Pellan	BOS MTG 11/6/25		184.70	127,604.29
Deposit	11/14/2025			Deposit	123,147.85		250,752.14
Bill P...	11/14/2025	74	Darrell Thompson	BOS 11-6-25		184.70	250,567.44
Bill P...	11/17/2025	5096	Turner Pest Control ...	pest control		100.00	250,467.44
Bill P...	11/17/2025	5097	Anchor Stone Manag...	Irrigation and Tree Walk		1,000.00	249,467.44
Bill P...	11/17/2025	5098	Anchor Stone Manag...	Invoice for payroll		4,925.97	244,541.47
Bill P...	11/18/2025	5099	Dibartolomeo, McBee...	serv rendered audited		4,150.00	240,391.47
Deposit	11/18/2025			Deposit	500.00		240,891.47
Bill P...	11/19/2025	5100	Berger, Toombs, Ela...	audit services		3,700.00	237,191.47
Bill P...	11/19/2025	5101	RedTree Landscape ...	irrigation repairs		60.00	237,131.47
Deposit	11/20/2025			Deposit	84,959.83		322,091.30
Transfer	11/20/2025			Funds Transfer		500.00	321,591.30
Transfer	11/20/2025			Funds Transfer		2,000.00	319,591.30
Bill P...	11/21/2025	11212...	Pasco County Utilitie...	18981 long lake ranch		93.34	319,497.96
Bill P...	11/21/2025	11212...	Pasco County Utilitie...	0 COMMUNITY Cntr		182.26	319,315.70
Bill P...	11/23/2025	5102	GHS LLC	Aquatic Maintenance		2,460.00	316,855.70
Bill P...	11/23/2025	5103	RedTree Landscape ...	irrigation repairs		120.65	316,735.05
Deposit	11/26/2025			Deposit	55,704.17		372,439.22
Transfer	11/26/2025			Funds Transfer		1,000.00	371,439.22
Bill P...	11/30/2025	5104	Blue Water Aquatics,...	fountain svcs		136.00	371,303.22
Total 1. General Fund					355,951.33	57,697.19	371,303.22
TOTAL					355,951.33	57,697.19	371,303.22

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.: 2025-1309

Terms: Net 30

Invoice date: 11/01/2025

Due date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	10/08/2025	Scum Gutter Grate	Scum Gutter Grate (Amenity Pool)	2	\$15.00	\$30.00
2.		Monthly Commercial Maintenance	Monthly Commercial Maintenance November 2025	1	\$3,200.00	\$3,200.00
					Total	\$3,230.00

Ways to pay

[View and pay](#)

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

Invoice 32025



BILL TO	DATE	PLEASE PAY	DUE DATE
Long Lake Ranch Community Development District 250 International Parkway, Suite 280 Lake Mary, FL 32746 USA	11/01/2025	\$14,085.25	11/01/2025

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

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

TOTAL DUE **\$14,085.25**

THANK YOU.

INVOICE

Number: 17

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
10/20/2025	Amenity Manager - Salaried (10/6/2025 - 10/19/2025) - Bill	3,327.20
10/20/2025	General Maintenance Attendant - 32.5 Hours @ \$25/HR (10/7/2025 - 10/20/2025) - Steve	812.50
10/20/2025	Facility Attendant - 32 Hours @ \$25/HR (10/10/2025 - 10/23/2025) - Lisa	800.00
10/20/2025	Management Fee (10/10/2025 - 10/23/2025)	49.40
<hr/> TOTAL		4,989.10



INVOICE

Number: 16

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
10/10/2025	Amenity Manager - Salaried (9/22/2025 - 10/5/2025) - Bill	3,327.20
10/10/2025	General Maintenance Attendant - 42.5 Hours @ \$25/HR (9/22/2025 - 10/5/2025) - Steve	1,062.50
10/10/2025	General Maintenance Attendant - 2.5 Hours @ \$25/HR - Steve Over FY 2025 Limit	(62.50)
10/10/2025	Facility Attendant - 32 Hours @ \$25/HR (9/22/2025 - 10/5/2025) - Lisa	800.00
10/10/2025	Management Fee (9/22/2025 - 10/5/2025)	51.27
<hr/>		
<hr/>		TOTAL
<hr/>		5,178.47



**RE: Time Card**

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

Date: Mon 10/6/2025 11:51 AM

To: James Paleveda <James@AnchorstoneMgt.com>

You're correct. I forgot 10/2 6a-10a. Thanks James. Have a great week.

Bill

From: James Paleveda <James@AnchorstoneMgt.com>

Sent: Monday, October 6, 2025 10:21 AM

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

Subject: Re: Time Card

Hey, Bill.

I'm coming up with 16 hours for 9/29 - 10/3. Please review and let me know if I need to correct my records. Thanks!

Steve:

9/22 6:00am-11:00am 5	9/22	6:00am	11:00am	5.00
9/23 6:00am-10:00am 4	9/23	6:00am	10:00am	4.00
9/24 6:00am-10:00am 4	9/24	6:00am	10:00am	4.00
9/25 6:00am-10:00am 4	9/25	6:00am	10:00am	4.00
9/26 6:00am-11:30am 5.5 22.5 hours	9/26	6:00am	11:30am	5.50
9/29 6:00am-10:00am 4	9/29	6:00am	10:00am	4.00
9/30 6:00am-10:00am 4	9/30	6:00am	10:00am	4.00
10/1 6:00am-10:00am 4	10/1	6:00am	10:00am	4.00
10/3 6:00am-10:00am 4 20 hours	10/3	6:00am	10:00am	4.00
Total: 42.5				



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, October 6, 2025 8:39 AM

To: James Paleveda <James@AnchorstoneMgt.com>

Subject: Time Card

Good morning James.

Exhibit C: Fee Summary

Position & Count	\$ / Hour	Hours / Week	Annual Salary	Labor & Mgt. Rate	FY 2025 Term	FY 2026 Term	FY 2025 Term	FY 2026 Term	FY 2025 Term	FY 2026 Term
	FY 2026 Term	FY 2026 Term	FY 2026 Term	FY 2026 Term	Notes	5/22/25-9/30/25	10/1/25-9/30/26	10/1/26-9/30/27	10/1/27-9/30/28	10/1/27-9/30/28
Amenity Manager (Full Time¹, Annual) - Count 1	\$ 31.25	40	\$ 69,200	25%	Annual; prorated; current staff	\$31,283.00 or \$41.59/HR	\$86,500.00 or \$41.59/HR	\$89,095.00 or \$42.83/HR	\$91,767.85 or \$44.12/HR	
General Maintenance (PT; Annual; Mon thru Fri) Count 1	\$ 20.00	25	\$ 26,000	25%	Annual; prorated; 20 hr/wk; current staff	\$9,403.00 or \$25.00/HR	\$32,500.00 or \$25.00/HR	\$33,475.00 or \$25.75/HR	\$34,480.00 or \$26.52/HR	
Facility Attendant (PT; Annual; Sat & Sun) Count 1	\$ 20.00	16	\$ 16,640	25%	Annual; prorated; 20 hr/wk; current staff	\$7,600.00 or \$25.00/HR	\$20,800.00 or \$25.00/HR	\$21,424.00 or \$25.75/HR	\$22,066.72 or \$26.52/HR	
Seasonal Pool Monitor / Facility Attendant (PT; Seasonal - 14 weeks²) Count 1	\$ 20.00	28	\$ 7,840	25%	Seasonal, full fee, to hire; Not to Exceed	\$9,800.00 or \$25.00/HR	\$9,800.00 or \$25.00/HR	\$10,094.00 or \$25.75/HR	\$10,396.82 or \$26.52/HR	
Subtotal: Salaries³						\$58,086	\$149,600	\$154,088	\$158,711	
Payroll Administration										
Workers Compensation					Included					
Health Insurance (FY Staff Only ⁴)					Included					
HR Administration					Included					
Training & Development					Included					
Payroll Taxes					Included					
Accounting Services					Included					
Annual Management Fee (1%)					Included					
Amenity Total Annual⁵						\$581	\$1,496	\$1,541	\$1,587	
						\$58,667	\$151,096	\$155,649	\$160,299	

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. District will only be invoiced for actual hours worked based on the applicable hourly rates
- 1 - Includes FT Employee \$350/month health insurance stipend
- 2 - Seasonal: Memorial Day to Labor Day, 14 weeks, 7 days/week - 4hrs/day
- 3 - Employees' salaries will increase 3% annually for the first 3 years; 3% applied to fully loaded salary hr/wk
- 4 - FY 2025 Term rates prorated based on the FY 2026 Term annual amounts except (i) Seasonal Pool Monitor/Facility Attendant (full amount); & (ii) General Maintenance @ 20% FY 2026 Term rates are based on the proposal's Annual Total Year 1, except General Maintenance position increased to 25 hr/wk starting 10/1/25

INVOICE

Number: 18

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
11/1/2025	District Management Services	1,250.00
11/1/2025	Administrative	416.67
11/1/2025	Accounting Services	833.33
11/1/2025	Assessment Revenue Collection and Reporting	416.67
11/1/2025	Field Service	416.67
11/1/2025	Dissemination Agent	250.00
<hr/>		
<hr/>		TOTAL
<hr/>		3,583.34



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



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

INVOICE 34416

DATE 11/06/2025 **TERMS** Net 45

DUE DATE 12/21/2025

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
08/26/2025	Fountain Troubleshooting Services	Fountain Troubleshooting Services Capacitor Box Needs Replaced Service Report Attached	1	136.00	136.00
10/24/2025	Fountain Repair	Fountain Repair Services Replaced Grundfos 2HP Standard Control Box FOUNTAIN #2 Per Approved Estimate #FA-2025- 1128 Service Report Attached	1	524.15	524.15
			SUBTOTAL		660.15
			TAX		0.00
			TOTAL		660.15
			TOTAL DUE		\$660.15

Pay invoice

THANK YOU for choosing Blue Water Aquatics, Inc.!

Blue Water Aquatics, Inc.
5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewaternaquaticsinc.com
www.bluewaternaquaticsinc.com



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

INVOICE 34415

DATE 11/06/2025 TERMS Net 45

DUE DATE 12/21/2025

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
10/15/2025	Fountain Inspection & PM Cleaning	QUARTERLY Fountain Inspection & Preventative Maintenance Cleaning Services Service Report Attached	1	750.00	750.00

Pay invoice

SUBTOTAL	750.00
TAX	0.00
TOTAL	750.00
TOTAL DUE	\$750.00

THANK YOU for choosing Blue Water Aquatics, Inc.!

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

November 5, 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. 3652642
Client Matter No. 12123-2
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3652642
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

09/02/25	S. Sandy	Prepare for board meeting; review agenda; confer with Clawson and Thibault
09/03/25	W. Haber	Prepare for board meeting
09/03/25	S. Sandy	Confer with Haber regarding board meeting; review agenda
09/04/25	W. Haber	Prepare for and participate in board meeting
09/08/25	W. Haber	Confer with Sandy regarding parking policy and meeting follow up
09/08/25	S. Sandy	Conduct meeting follow up

TOTAL FOR SERVICES RENDERED \$2,150.00

TOTAL CURRENT AMOUNT DUE \$2,150.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

November 5, 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. 3652641
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. 3652641
12123-1

Re: General Counsel

For Professional Legal Services Rendered

09/02/25	S. Sandy	0.50	152.50	Review towing policy
09/03/25	S. Sandy	0.90	274.50	Confer with Clawson regarding district protocol and policy on setting the agenda; confer with Thibault regarding same
09/10/25	S. Sandy	0.20	61.00	Review public records request from Kai; confer with Anchor Stone regarding same
09/16/25	S. Sandy	1.00	305.00	Confer with Thibault regarding towing agreement status; confer with Clawson regarding prior authorization of landscape proposals and payment of same
09/17/25	S. Sandy	0.60	183.00	Confer with Thibault regarding current status of towing policy
09/24/25	S. Sandy	0.20	61.00	Review correspondence from HCA regarding signage; confer regarding same
09/25/25	S. Sandy	0.30	91.50	Confer with Clawson regarding sign easement; facilitate setting call with HCA's counsel
TOTAL HOURS		3.70		

KUTAK ROCK LLP

Long Lake Ranch CDD
November 5, 2025
Client Matter No. 12123-1
Invoice No. 3652641
Page 2

TOTAL FOR SERVICES RENDERED	\$1,128.50
TOTAL CURRENT AMOUNT DUE	<u>\$1,128.50</u>



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

Billing Date:
Nov 15, 2025

Billing Period:
Nov 15 - Dec 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		\$266.67
Payment received by Nov 15, thank you		-\$266.67

Service summary

	Previous month	Current month
Bundle	\$243.46	\$243.46
Taxes and Fees	\$23.21	\$23.21
Total services	\$266.67	\$266.67
Total balance		\$266.67

Total balance
\$266.67

Auto Pay is scheduled
Dec 09



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

6790 0107 DY RP 15 11162025 NNNNNNNN 01 999827

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 review your account, go to
frontier.com or the MyFrontier app.**

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

9720068134064423061521000000000000000266675



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

PIN:
8336

Billing Date:
Nov 15, 2025

Billing Period:
Nov 15 - Dec 14, 2025

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Visually impaired/TTY customers, call 711.



PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

Billing Date:
Nov 15, 2025

PIN:
8336

Billing Period:
Nov 15 - Dec 14, 2025

Page 3/4

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Bundle		<p>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 \$115.68 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.</p>
Monthly Charges		
11.15-12.14	Business Fiber Internet 500 1 Usable Static IP Address OneVoice Nationwide \$10 Voice Discount per Line When Bundled with Internet OneVoice Access Line Carrier Cost Recovery Surcharge Federal Primary Carrier Single Line Charge Frontier Roadwork Recovery Surcharge Federal Subscriber Line Charge - Bus Access Recovery Charge-Business	\$125.99 \$25.00 \$54.99 \$13.99 \$9.99 \$4.50 \$6.50 \$2.50
Bundle Total		\$243.46
Taxes and Fees		
FCA Long Distance - Federal USF Surcharge Federal USF Recovery Charge Federal Excise Tax Federal Taxes		\$9.14 \$3.43 \$0.42 \$12.99
FL State Communications Services Tax County Communications Services Tax FL State Gross Receipts Tax Pasco County 911 Surcharge FL State Gross Receipts Tax FL Telecommunications Relay Service		\$5.17 \$2.56 \$1.87 \$0.40 \$0.14 \$0.08
State Taxes		\$10.22
Taxes and Fees Total		\$23.21
Total current month charges		\$266.67





LONG LAKE RANCH Account Number: **813-406-4423-061521-5**
 PIN: **8336** Billing Date: **Nov 15, 2025**
 Billing Period: **Nov 15 - Dec 14, 2025**

Frontier Com of America

813-406-4423

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Oct 20	11:37A	1.0	DD	NASSAUZN02 NY 516-305-1227	\$0.00	U
2	Oct 24	8:32A	1.0	DD	COLUMBUS OH 614-783-2446	\$0.00	U
3	Oct 26	9:39A	1.0	DD	COLUMBUS OH 614-783-2446	\$0.00	U
Subtotal							\$0.00

Legend Call Types:

DD - Day



Caller Summary Report

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

Caller Summary Report

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



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

PIN:
8323

Billing Date:
Nov 15, 2025

Billing Period:
Nov 15 - Dec 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 Nov 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
Dec 09



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Eagan, MN 55121-2879

6790 0107 DY RP 15 11162025 NNNNNNNN 01 999826

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

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

7520058139496028061521000000000000000150995



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

Billing Date:
Nov 15, 2025

PIN:
8323

Billing Period:
Nov 15 - Dec 14, 2025

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



PAYING YOUR BILL

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

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

Billing Date:
Nov 15, 2025

Billing Period:
Nov 15 - Dec 14, 2025

Page 3/4

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Internet

Monthly Charges

11.15-12.14	Business Fiber Internet 500 1 Usable Static IP Address	\$125.99 \$25.00 \$150.99
	Internet Total	\$150.99

Total current month charges **\$150.99**



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LONG LAKE RANCH Account Number: **813-949-6028-061521-5** Billing Date: **Nov 15, 2025**
PIN: **8323** Billing Period: **Nov 15 - Dec 14, 2025**





ENGAGE

Gross to Net Register

Long Lake Ranch CDD

P E O

Payroll # 202516 | Pay Date 11/14/2025 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
Department - *** : ***							
Heidi A Clawson Y06910	11-14-2025 1407297	SAL 00-10 00-11 00-12	SALARY FEDERAL INCOME FICA - MEDICARE FICA - OASDI	P-1 D-1 D-2 D-3	1.00 1.00 1.00 1.00	200.0000 0.0000 -2.9000 -12.4000	200.00 0.00 -2.90 -12.40
	Gross Pay: 200.00	Expenses: 0.00	Gross Earnings: 200.00	Deductions: 0.00		Taxes: 15.30	Net Pay: 184.70
William Pellan Z06911	11-14-2025 73	SAL 00-10 00-11 00-12	SALARY FEDERAL INCOME FICA - MEDICARE FICA - OASDI	P-1 D-1 D-2 D-3	1.00 1.00 1.00 1.00	200.0000 0.0000 -2.9000 -12.4000	200.00 0.00 -2.90 -12.40
	Gross Pay: 200.00	Expenses: 0.00	Gross Earnings: 200.00	Deductions: 0.00		Taxes: 15.30	Net Pay: 184.70
George E Smith Jr A06912	11-14-2025 1407298	SAL 00-10 00-11 00-12	SALARY FEDERAL INCOME FICA - MEDICARE FICA - OASDI	P-1 D-1 D-2 D-3	1.00 1.00 1.00 1.00	200.0000 0.0000 -2.9000 -12.4000	200.00 0.00 -2.90 -12.40
	Gross Pay: 200.00	Expenses: 0.00	Gross Earnings: 200.00	Deductions: 0.00		Taxes: 15.30	Net Pay: 184.70
Darrell Thompson A20542	11-14-2025 74	SAL 00-10 00-11 00-12	SALARY FEDERAL INCOME FICA - MEDICARE FICA - OASDI	P-1 D-1 D-2 D-3	1.00 1.00 1.00 1.00	200.0000 0.0000 -2.9000 -12.4000	200.00 0.00 -2.90 -12.40
	Gross Pay: 200.00	Expenses: 0.00	Gross Earnings: 200.00	Deductions: 0.00		Taxes: 15.30	Net Pay: 184.70
John Twomey R17989	11-14-2025 1407299	SAL 00-10 00-11 00-12	SALARY FEDERAL INCOME FICA - MEDICARE FICA - OASDI	P-1 D-1 D-2 D-3	1.00 1.00 1.00 1.00	200.0000 0.0000 -2.9000 -12.4000	200.00 0.00 -2.90 -12.40

ENGAGE

Gross to Net Register

Long Lake Ranch CDD

PEO

Payroll # 202516 | Pay Date 11/14/2025 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
			Gross Earnings: 200.00	Deductions: 0.00		Taxes: 15.30	
		Expenses: 0.00					Net Pay: 184.70
Sub Totals : Department - ***	Gross Pay: 1000.00	Expenses: 0.00	Gross Earnings: 1000.00	Deductions: 0.00		Taxes: 76.50	
							Net Pay: 923.50

ENGAGE

Payroll # 202516 | Pay Date 11/14/2025 | Pay Groups: - Sorted By Department By Employee Name

Long Lake Ranch CDD

Employee Name
Employee ID
Grand Totals:

Employee Name	Pay Date	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
	Pay Date Check#						
	Gross Pay:		Gross Earnings:				
	1000.00	0.00	1000.00				
	Expenses:			Deductions:		Taxes:	Net Pay:
	0.00			0.00		76.50	923.50



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

Invoice **121030**
Date **11/14/2025**

Pay Period Ending **11/30/2025**
Control Number **637-202516**

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

PAID - Ref **XXXXXXXXXXXXXX902** **757.10**
Do Not Remit Payment



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-6306 • turnerpest.com

Service Slip/Invoice

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

INVOICE: 621428160
DATE: 11/14/2025
ORDER: 621428160

Bill To: [929970]
Long Lake Ranch CDD
255 Primera Boulevard
Ste 160
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
11/14/2025	01:33 PM			01:33 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/14/2025		02:00 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$100.00
	<hr/>	
	SUBTOTAL	\$100.00
	TAX	\$0.00
	AMT. PAID	\$0.00
	<hr/>	
	TOTAL	\$100.00
	<hr/>	
	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

INVOICE

Number: 19

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
11/14/2025	Irrigation and Tree Walk – General on-site review of irrigation areas and tree conditions.	1,000.00
	TOTAL	1,000.00



INVOICE

Number: 20

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
11/14/2025	Amenity Manager - Salaried (10/20/2025 - 11/2/2025) - Bill	3,327.20
11/14/2025	General Maintenance Attendant - 36 Hours @ \$25/HR (10/20/2025 - 11/2/2025) - Steve	900.00
11/14/2025	Facility Attendant - 26 Hours @ \$25/HR (10/20/2025 - 11/2/2025) - Lisa	650.00
11/14/2025	Management Fee (10/20/2025 - 11/2/2025)	48.77
TOTAL		4,925.97





Time Cards

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

Date Mon 11/3/2025 8:25 AM

To James Paleveda <James@AnchorstoneMgt.com>

Good morning James.

Lisa:

10/25 11:00am-7:00pm 8

10/26 11:00am-7:00pm 8

11/1 Off

11/2 9:00am-7:00pm 9 25 hours

Steve:

10/20 7:00am-11:00am 4

10/21 7:00am-11:00am 4

10/22 7:00am-11:00am 4

10/23 7:00am-10:00am 3

10/25 7:00am-11:30am 4 19 hours

10/27 7:00am-11:00am 4

10/28 7:00am-11:30am 4.5

10/29 7:00am-11:00pm 4

10/30 7:00am-11:00pm 4 16.5 hours Total: 35.5

Bill:

80 hours

Exhibit C: Fee Summary

Position & Count	\$ / Hour	Hours / Week ³	Annual Salary	Labor & Mgt. Rate	FY 2025 Term Notes	FY 2025 Term ⁴	FY 2026 Term ⁵	FY 2027 Term	FY 2028 Term
Amenity Manager (Full Time ¹ , Annual) - Count 1	\$ 31.25	40	\$ 69,200	25% current staff	Annual: Annual; prorated; 20 hr/wk; current staff	\$31,283.00 or \$41.59/HR	\$86,500.00 or \$41.59/HR	\$89,095.00 or \$42.83/HR	\$91,767.85 or \$44.12/HR
General Maintenance (PT; Annual; Mon thru Fri) Count 1	\$ 20.00	25	\$ 26,000	25% Not to Exceed	Annual: Annual; prorated; 20 hr/wk; to hire; Seasonal, full fee, to hire;	\$9,403.00 or \$25.00/HR	\$32,500.00 or \$25.00/HR	\$33,475.00 or \$25.75/HR	\$34,480.00 or \$26.52/HR
Facility Attendant (PT; Annual; Sat & Sun) Count 1	\$ 20.00	16	\$ 16,640	25% Not to Exceed	Annual: Annual; prorated; 20 hr/wk; to hire; Seasonal, full fee, to hire;	\$7,600.00 or \$25.00/HR	\$20,800.00 or \$25.00/HR	\$21,424.00 or \$25.75/HR	\$22,066.72 or \$26.52/HR
Seasonal Pool Monitor / Facility Attendant (PT; Seasonal - 14 weeks ²) Count 1	\$ 20.00	28	\$ 7,840	25% Not to Exceed	Annual: Annual; prorated; 20 hr/wk; to hire; Seasonal, full fee, to hire;	\$9,800.00 or \$25.00/HR	\$9,800.00 or \$25.00/HR	\$10,094.00 or \$25.75/HR	\$10,396.82 or \$26.52/HR
Subtotal: Salaries⁶						\$558,086	\$149,600	\$154,088	\$158,711
Payroll Administration					Included				
Workers Compensation					Included				
Health Insurance (FY Staff Only¹)					Included				
HR Administration					Included				
Training & Development					Included				
Payroll Taxes					Included				
Accounting Services					Included				
Annual Management fee (1%)					Included				
Amenity Total Annual						\$581	\$1,496	\$1,541	\$1,587
						\$58,667	\$151,096	\$155,529	\$160,299

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. District will only be invoiced for actual hours worked based on the applicable hourly rates

1 - Includes PT Employee \$350/month health insurance stipend

2 - Seasonal: Memorial Day to Labor Day, 14 weeks, 7 days/week - 4hrs/day

3 - Employees' salaries will increase 3% annually for the first 3 years; 3% applied to fully loaded salary

4 - FY 2025 Term rates prorated based on the FY 2026 Term annual amounts except (i) Seasonal Pool Monitor/Facility Attendant (full amount); & (ii) General Maintenance @ 20 hr/wk

5 - FY 2026 Term rates are based on the proposal's Annual Total Year 1, except General Maintenance position increased to 25 hr/wk starting 10/1/25

Dibartolomeo, McBee, Hartley & Barnes, PA

2222 Colonial Road, Suite 200

Fort Pierce, FL 34950

Tel: 461-8833

Fax: (772) 461-8872

Long Lake Ranch Community Development District
Vesta Property Services
245 Riverside Avenue Suite 300
Jacksonville, FL 32202

May 23, 2024

Invoice: 90101787

Services rendered regarding audited financial statements for the year ended September 30, 2023. \$4,150.00

Invoice Total \$4,150.00

INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
4,150.00	0.00	0.00	0.00	4,150.00



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

*LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
255 PRIMERA BLVD
SUITE 160
LAKE MARY, FL 32746*

Invoice No. 373091
Date 08/15/2025
Client No. 40483

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2024.

Total Invoice Amount \$ 3,700.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL
Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

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.: 32258
Terms: Net 45
Invoice date: 11/19/2025
Due date: 01/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 10.24.25			
			Sunlake Timer Repairs after inspection on zone 8, replaced five broken maxi jets, and adjustments were made.			
2.		Sales	Maxi Jet	5	\$5.50	\$27.50
3.		Sales	Labor-technician	0.5	\$65.00	\$32.50
						Total \$60.00



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

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

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344

1 0 1
42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: 23329237

Billing Date: 11/4/2025

Billing Period: 9/17/2025 to 10/16/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	9/17/2025	27003	10/16/2025	27018	29	15

Usage History			Transactions		
	Water	Irrigation	Previous Bill		
October 2025		15	Payment 10/20/25		173.40 -173.40 CR
September 2025		40	Balance Forward		0.00
August 2025		20	Current Transactions		
July 2025		148	Irrigation		
June 2025		150	Water Base Charge		41.29
May 2025		164	Water Tier 1	15.0 Thousand Gals X \$3.47	52.05
April 2025		185	Total Current Transactions		93.34
March 2025		171	TOTAL BALANCE DUE		\$93.34
February 2025		187			
January 2025		144			
December 2024		182			
November 2024		188			

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 93.34

Total Balance Due \$93.34

Due Date 11/21/2025

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

The Total Due will be electronically
transferred on 11/21/2025.

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

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



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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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: 23329242

Billing Date: 11/4/2025

Billing Period: 9/17/2025 to 10/16/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	9/17/2025	439	10/16/2025	443	29	4

Usage History		Transactions	
Water		Previous Bill	148.55
October 2025	4	Payment 10/20/25	-148.55 CR
September 2025	1	Past Due	0.00
August 2025	2	Current Transactions	
July 2025	3	Water	
June 2025	4	Water Base Charge	41.29
May 2025	4	Water Tier 1	4.0 Thousand Gals X \$2.18
April 2025	4		8.72
March 2025	3	Sewer	
February 2025	3	Sewer Base Charge	103.45
January 2025	4	Sewer Charges	4.0 Thousand Gals X \$7.20
December 2024	1		28.80
November 2024	2	Total Current Transactions	182.26
		TOTAL BALANCE DUE	\$182.26

*Past due balance is delinquent and subject to further fees and immediate disconnect.



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
Past Due	0.00
Current Transactions	182.26
Total Balance Due	\$182.26
Due Date	11/21/2025

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

The Total Due will be electronically transferred on 11/21/2025.

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

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



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

Invoice

Date: 11/22/2025

Invoice #: 2025-720

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:
11/22/2025	November 2025

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	91.67%	2,460.00

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

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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



Bill to

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

Ship to

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

Invoice details

Invoice no.: 32265

Terms: Net 45

Invoice date: 11/21/2025

Due date: 01/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 10.24.25			
			Inspected the controller across from the Basketball courts—repairs made after the inspection to zones 1, 3, and 4.			
2.		Sales	Maxi Jet	12	\$5.50	\$66.00
3.		Sales	Maxi Jet Stakes	1	\$5.50	\$5.50
4.		Sales	Labor-Technician	0.75	\$65.00	\$48.75
			Total			\$120.25

Blue Water Aquatics, Inc.
5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewaternaquaticsinc.com
www.bluewaternaquaticsinc.com



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

INVOICE 34566

DATE 11/28/2025 **TERMS** Net 45

DUE DATE 01/12/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
11/14/2025	Fountain Troubleshooting Services	Fountain Troubleshooting Services FOUNTAINS 2 & 3 Service Report Attached Estimate for Repairs Emailed to Property Management	1	136.00	136.00

Pay invoice

SUBTOTAL	136.00
TAX	0.00
TOTAL	136.00
TOTAL DUE	\$136.00

THANK YOU for choosing Blue Water Aquatics, Inc.!

EXHIBIT 12

RETURN TO AGENDA

**MINUTES OF 12/04/2025 REGULAR MEETING
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

3 The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District was held
4 Thursday, December 4, 2025 at 6:00 p.m. at the Long Lake Ranch CDD, Long Lake Ranch Amenity Center, 19037 Long
5 Lake Ranch Blvd., Lutz, FL 33558. The public was able to listen and/or participate in-person or live via Teams conference.

6 I. Call to Order / Roll Call

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

Heidi Clawson..... Board of Supervisors, Chairwoman
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 (via phone).....Counsel, Kutak Rock LLP
John Burkett.....RedTree Landscape
Pete Lucadano.....RedTree Landscape
Joe O’RiellyField Manager, Anchor Stone Management
Anna Lyalina (via phone).....Anchor Stone Management

Opening Remarks and Attendance Notes

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

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

There were no audience comments.

III. Supervisor Comments

Supervisor Smith advanced discussion regarding signage being posted in the community regarding a Holiday Event to be privately hosted by residents. It was requested that a deposit be collected and for the amenity team to ensure that no alcohol was present at the event should it be held.

IV. Professional Vendor Presentations

A. Johnson Engineering - *Discussion of Sidewalk Puddling*

The District is awaiting the French Drain proposals from Charles Reed of Johnson engineering. This item will be brought back to the January agenda,

B. GHS Environmental Aquatic Maintenance

1. Aquatic Maintenance Log – 11.26.2025

The Board reviewed the November 26, 2025 aquatics report. There were no further comments or requests from the Board of Supervisors.

43

44 **C. Red Tree Landscape Maintenance Report – November 2025**

45 RedTree Landscape reported that regular maintenance, including mowing, edging, and tree lifting, was completed in
46 November RedTree further commented that new plant material had been ordered for those plants under warranty, the
47 dead palms would hopefully be removed and the new sabal palms installed before Christmas, as well as the mulch install.
48 The Board requested Supervisor Smith to meet with RedTree regarding the fire bush install. Additional discussion
49 centered on the landscape enhancement projects throughout the District.

50 **D. District Counsel**

51 **1. Discussion Regarding Re-Setting the Public Hearing for Revised Parking-Towing Policy**

52 District Counsel reviewed Resolution 2026-01, establishing a public hearing for the revised parking and towing policy.
53 The Resolution clarifies that towing applies only to District-owned roads and designates specific hours for guest and
54 amenity parking. Ms. Sandy advised that the public hearing would need to be moved to the February 5th meeting due to
55 the public hearing not being advertised in time for the January meeting. As there were no members of the public present
56 at the meeting for public comment, the Board advanced with a motion to re-set the public hearing.

57 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board
58 amended the adopted Resolution 2026-01 Re-Setting the Public Hearing for Revised Parking-Towing Policy for February
59 5, 2026 for the Long Lake Ranch Community Development District.

60 The Board requested that Counsel research the ability of tow trucks to rover the CDD owned streets in the evening hours
61 for illegal parking on the streets as well as in the guest spots.

62 **2. Discussion Regarding Anchor Stone Overpayment to Vendor**

63 Discussion ensued concerning a \$10,000 overpayment made by the Anchor Stone team to a District vendor. Ms. Thibault
64 stated that EGIS, the District's insurance agent, advised the overpayment was not covered under the District's insurance
65 policy. Ms. Lyalina of Anchor Stone informed the Board of ongoing collection efforts from the vendor. Supervisor Smith
66 noted that the collection efforts pertained only to Anchor Stone and not of the District. Chairwoman Clawson commented
67 that the problem was not the District's but that of Anchor Stone. She further commented that Anchor Stone should be
68 making the District whole and then Anchor Stone can work with the police to make Anchor Stone whole. Ms. Lyalina
69 requested additional time to work with the vendor. Supervisor Smith requested a check to be received by the District
70 within five days.

71 On a MOTION by Supervisor Twomey, SECONDED by Chairwoman Clawson, WITH SUPERVISOR SMITH
72 VOTING NAY AND SUPERVISOR THOMPSON VOTING YAY, the Board motioned that if the District was to receive
73 a check from the vendor as well as Anchor Stone, the District would reimburse Anchor Stone for their payment rendered
74 for the Long Lake Ranch Community Development District.

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

76 **A. Presentation for Discussion - Field & Amenity Task List**

77 Amenity Manager Bill York and Field Manager Joe O'Rielly reviewed the current field task list, updating the Board on
78 irrigation, lighting, and general maintenance items pertaining to the District. The Board discussed priorities and provided
79 direction on upcoming work, noting the need for the HCA discussion to be advanced further regarding the signage and
80 maintenance costs.

81

82

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85 **B. Presentation of Proposals**

86 ♦ Blue Water Aquatics - Fountain Repair - \$884.83

87 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board
88 Approved the Blue Water Aquatics Proposal for Fountain Repairs in the Amount of \$884.83 for the Long Lake Ranch
89 Community Development District.

90 ♦ Cooper Pools – Filter Cartridge Grid at Foxtail Pools - \$2,860

91 On a MOTION by Supervisor Smith, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Approved
92 the Cooper Pools Proposal for a Filter Grid Cartridge at the Foxtail Pool in the Amount of \$2,860 for the Long Lake
93 Ranch Community Development District.

94 ♦ Cooper Pools – Stenner Feed Pump - \$1,376

95 On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Approved
96 the Cooper Pools Proposal for the Stenner Feed Pump Pending a Review of District Records to ensure that the Pump
97 Had Not Been Previously Installed, in the Amount of \$1,376 for the Long Lake Ranch Community Development District.

98 **VI. Financial & Administrative Matters**

99 **A. Consideration for Acceptance of the October, 2025 Unaudited Financial Statements**

100 District Manager Patricia Thibault presented the October 2025 unaudited financial statements for the Board's review.
101 After brief discussion regarding deposit receipts from Tennis Instructor Peter Chow and the Candy Machine Vendor, the
102 Board voted to approve the October 2025 unaudited financial statements as presented.

103 On a MOTION by Supervisor Smith, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board
104 accepted the October, 2025 Unaudited Financial Statements for the Long Lake Ranch Community Development District.

105 **B. Presentation of Check Details for October 2025**

106 District Manager Ms. Thibault presented the Check Register for October 2025, detailing District expenditures and vendor
107 payments for the month. The Board took no action on the report as presented.

108 **C. Consideration for Approval - The Minutes of the Board of Supervisors Regular Meeting Held November 6,
109 2025**

110 District Manager Ms. Thibault presented the Minutes of the Board of Supervisors Regular Meeting held on
111 November 6, 2025. After review and with no corrections noted, the Board approved the November 6, 2025 meeting
112 minutes as presented.

113 On a MOTION by Supervisor Twomey. SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board approved
114 the Minutes of the Board of Supervisors Regular Meeting Held November 6, 2025 for the Long Lake Ranch Community
115 Development District.

116 **D. Consideration for Ratification**

117 ♦ Keystone Backflow Services - \$453
118 ♦ American Illuminations – Wreath Hanging - \$2,500
119 ♦ Red Tree Landscape – Irrigation Repair - \$120.25

120 On a MOTION by Supervisor Twomey. SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Ratified
121 the Expenditure for the Keystone Backflow Services - \$453 , the American Illuminations – Wreath Hanging - \$2,500,
122 the Red Tree Landscape Irrigation Repair - \$120.25 for the Long Lake Ranch Community Development District.

123

124 **E. Consideration for Adoption - Resolution 2026-02 – General Election Resolution**

125 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board
126 Adopted Resolution 2026-02 , General Election Resolution, for the Long Lake Ranch Community Development District.

127 **VII. Staff Reports**

128 **A. District Manager**

129 ❖ Discussion of Notice of Termination from Anchor Stone District Management and Amenity Management
130 Services as of December 15, 2025

131 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board
132 Accepted the Anchor Stone Termination Notice for the Long Lake Ranch Community Development District.

133 ❖ Consideration of Proposal for District Management Services – Haven Management Solutions

134 Ms. Thibault advanced discussion regarding the Haven Management Solutions Proposal for District and
135 Amenity Management Services.

136 On a MOTION by Supervisor Twomey, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board
137 Approved the Contract for Haven Management Solutions for Amenity and District Management Services for the Long
138 Lake Ranch Community Development District.

139 ❖ Consideration for Adoption Resolution 2026-03, A Designation of Officers Resolution

140 Ms. Thibault advanced a Designation of Officers resolution which maintained the current slate of Officers, Ms.
141 Clawson as Chairwoman, Mr. Pellan as Vice Chair, Supervisor Twomey, Smith and Thompson as Assistant
142 Secretaries. Adding Ms. Thibault as Secretary and Treasurer. And Mr. Austin Comings as Assistant Treasurer.

143 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board
144 Adopted Resolution 2026-03, A Designation of Officers Resolution; maintaining Supervisor Clawson as Chairwoman,
145 Mr. Pellan as Vice Chairman, Supervisor Smith, Twomey and Thompson as Assistant Secretaries and Patricia Thibault
146 as Secretary and Treasurer for the Long Lake Ranch Community Development District.

147 ❖ Consideration for Adoption Resolution 2026-04, for Dissemination Services

148 Ms. Thibault advised that the Resolution provided for Haven Management Solutions to provide dissemination
149 services to the District.

150 On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Adopted
151 Resolution 2026-04 for Haven Management Solutions to Provide Dissemination Services for the Long Lake Ranch
152 Community Development District.

153 ❖ Consideration for Adoption Resolution 2026-05, Authorized Signors Resolution

154 Ms. Thibault explained to the Board that the Resolution authorized signors on the District Bank Accounts. Ms.
155 Thibault invited an additional Board member to also be a signor on the Account. The Board invited Supervisor
156 Smith to also be on the bank account.

157 On a MOTION by Supervisor Twomey, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board
158 Adopted Resolution 2026-05, establishing Supervisor Smith, Patricia Thibault and Austin Comings as Authorized
159 Signors on the District Bank Accounts for the Long Lake Ranch Community Development District.

160

161 **B. District Engineer**

162 The District Engineer was not present at the meeting , Board advanced the agenda.

163 **VIII. Other Introduced Items**

164 There were no other items introduced for Board discussion.

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

166 There were no audience members present for comment.

167 **X. Supervisor Comments**

168 Supervisor Smith advanced discussion regarding the bond refunding transaction that was forwarded at the November
169 meeting, inquiring as to costs of issuance. District Counsel Sandy advised that an engineers report would not be
170 necessary for the refunding. However, a methodology report would be required as well as a confirmation by legal
171 counsel. Ms. Sandy advised Supervisor Smith that she would send him an example report of a closing for his review.

172 Supervisor Smith initiated a discussion regarding the District investing in Treasury Bills. Ms. Thibault advised that
173 a licensed municipal securities advisor would be required to provide guidance to the Board on any municipal
174 investments. Ms. Thibault further stated that she would consult with the District's current financial institution to
175 determine whether a municipal advisor is available on their team.

176 There were no other Supervisor comments.

177 **XI. Adjournment**

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

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

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

184 The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on
185 **January 5, 2025.**

186
187
188 **Signature**

189
190
191
192 **Signature**

188 **Printed Name** Secretary Assistant Secretary

189 **Printed Name** Chairman Vice Chairman

EXHIBIT 13

RETURN TO AGENDA

LONG LAKE RANCH SUMMARY APPROVAL LISTING					
Meeting Date	Vendor	2	Amount	3	Brief Item Description
10/2/2025	Anchor Stone		\$850		Drip Line Irrigation Project Inspection
10/2/2025	Red Tree Landscape		\$5,225		Replacement of Muhly Grass on Long Lake Ranch Blvd.
10/2/2025	Red Tree Landscape		\$600 per month		Monthly Irrigation repairs
10/2/2025	Bryans Fence		\$2,600		Proposal for fencing needs
10/2/2025	Blue Water Aquatics		\$524.15		Estimate for Fountain 2 control box replacement
11/3/2025	Red Tree Landscape		\$3,200		Cut stumps at Foxtail and haul away
11/3/2025	Red Tree Landscape		\$2,200		Woodline cutback proposal
11/3/2025	Red Tree Landscape		\$49,500		Installation of mulch
11/3/2025	Red Tree Landscape		\$1,000		Irrigation proposal
11/3/2025	Welch Tennis		\$910.48		Wind screen
11/3/2025	Cooper Pools		\$2,075		Remediation of Foxtail Pool
12/4/2025	Blue Water Aquatics		\$884.83		Fountain Repair
12/4/2025	Cooper Pools		\$2,860		Filter Cartridge Grid at Foxtail Pool
12/4/2025	Keystone Backflow Services		\$453		Backflow
12/4/2025	American Illuminations		\$2,500		Wreath Hanging
12/4/2025	Red Tree Landscape		\$120.25		Irrigation Repair

EXHIBIT 14

RETURN TO AGENDA

Created Date: 11/10/2025**DESCRIPTION:** Directional Signs**Bill To:**
Long Lake Ranch
Long lake ranch
Lutz, FL 34638
US**Pickup At:** Signarama Oldsmar
231 Douglas Rd. E.
Suite 9
Oldsmar, FL 34677
US**Requested By:** Bill York
Email: manager@longlakeranchcdd.com**Salesperson:** Mario Arbelaez

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Directional Signs 24 x 18	1	\$124.25	\$124.25
2	Directional Signs 24 x 18	1	\$124.25	\$124.25
3	Directional Signs 24 x 18	1	\$124.25	\$124.25
4	Directional Signs 24 x 18	1	\$124.25	\$124.25
5	Directional Signs 24 x 18	1	\$124.25	\$124.25
6	Directional Signs 24 x 18	1	\$124.25	\$124.25
7	Directional Signs 24 x 18	1	\$124.25	\$124.25

This estimate is valid for two weeks. Changes, additions and deletions to the estimate may result in additional charges. The estimate is based on print-ready files. Design is available at an hourly rate. Sales tax will be added to the invoice unless a Sales Tax Exemption is on file.

Subtotal:	\$869.75
Taxes:	\$48.64
Grand Total:	\$918.39

Acceptance of the estimate authorizes Signarama Oldsmar to initiate production. Generally, a 50% is also required. All amounts are due upon delivery of the product unless other arrangements have been formally agreed upon.

Manufacturer Warranties covering adhesion and durability of the adhesive films may exist. However, Signarama Oldsmar does not guarantee adhesion of films to substrates not provided by Signarama Oldsmar and is not responsible for unusual wear and tear due to external forces such as power washing or car wash systems.

If your company is ordering any car graphics, please, make sure your car is clean. Otherwise, there will be a \$50 car wash fee.

Regarding Installation and onsite services, this quote is for estimation purposes and is not a guarantee of cost for sign services for installation. The Estimate is based on current information from client about the project. Actual cost may

change once project elements are finalized. Client agrees that sign service & repair will add on the cost of ballast, LED lights, lamps, sockets, wiring and other components to restore sign illumination as needed only. Client must request and approve complete replacement of lamps. Client may choose to pay for a site survey wherein we will inspect the sign illumination and will provide an itemized list of replacement components the sign needs.

Independently Owned & Operated

Signature: _____ **Date:** _____

EXHIBIT 15

RETURN TO AGENDA

From: [James Paleveda](#)
To: [Sandy, Sarah R.](#)
Cc: [Enfinger, Rebecca](#); [Anna Lyalina](#); [Robert Rios](#); [hclawson20](#); [Wilbourn, David G.](#)
Subject: Re: Notice of Termination -- Long Lake Ranch CDD
Date: Tuesday, December 16, 2025 12:55:45 PM
Attachments: [image001.png](#)
[Outlook-15vkvtkk.png](#)

[CAUTION - EXTERNAL SENDER]

Good Afternoon, Sarah.

It is Anchor Stone Management's ("ASM") position that, because the Board accepted ASM's Notice of Termination dated November 19, 2025, the effective termination date is governed by Section 12 of the District Management Services Agreement and is therefore January 18, 2026.

The District has expressed a strong preference for the continued involvement of Ms. Thibault in providing management services, as referenced in Section 6 of the Agreement, ASM voluntarily agreed to an abbreviated *transition period* and has fully honored that commitment. The accommodation of an accelerated *transition period* does not alter or supersede the contractual effective termination date. Accordingly, ASM remains entitled to sixty (60) days of compensation pursuant to Section 12(C) of the Agreement.

Ms. Thibault, who had an apparent conflict of interest and was acting contrary to explicit direction from her employer at the time, did not have authority to make any representations, commitments, or guarantees on behalf of ASM beyond those expressly set forth in the Notice of Termination.

Regarding the Amenity invoice, the payroll cycle concluded one day prior to the transition of those services. As a result, there will be one additional Amenity invoice reflecting a single day of service.

If you would like to speak further on the matter, we would be open to a phone call.

Thanks.



From: Sandy, Sarah R. <Sarah.Sandy@KutakRock.com>
Sent: Monday, December 15, 2025 5:39 PM
To: James Paleveda <James@AnchorstoneMgt.com>
Cc: Enfinger, Rebecca <Rebecca.Enfinger@KutakRock.com>; Anna Lyalina <Anna@AnchorstoneMgt.com>; Robert Rios <Robert@AnchorstoneMgt.com>; hclawson20 <hclawson20@gmail.com>; Wilbourn, David G. <David.Wilbourn@KutakRock.com>
Subject: RE: Notice of Termination -- Long Lake Ranch CDD

James/Anna,

As it is 12/15/25, I'm reaching out in regards to Anchor Stone's final invoices.

Per the Board's decision's at their 12/4/25 meeting and as discussed on our call last week, the date of termination for both of Anchor Stone's management agreements with the District is today, 12/15/25.

Patricia forwarded me what I would assume are the final District and Amenity Management invoices that she received over the weekend and I had the following questions related to them:

- **Amenity Management Invoice 24:** this covers 12/1 – 12/14/25. I assume this is dated based on payroll processing; however, given the date of termination is 12/15/25, would it be cleanest to have this invoice cover 12/1 – 12/15/25? Or will there be a separate pro-rated invoice for just 12/15/25.
- **District Management Invoice 23:** this invoice appears to include the DM fees for the entire month, instead of being prorated to 12/1 – 12/15/25. Can you revise and re-send based on the prorated dates?

If you would like to get on a call to discuss further, please let me know when you are available and I will find a common time.

[Sarah R. Sandy](#)

Kutak Rock LLP
sarah.sandy@kutakrock.com
m: 850.556.5947

From: James Paleveda <James@AnchorstoneMgt.com>
Sent: Monday, November 24, 2025 10:47 AM

To: Sandy, Sarah R. <Sarah.Sandy@KutakRock.com>

Cc: Enfinger, Rebecca <Rebecca.Enfinger@KutakRock.com>; Anna Lyalina <Anna@AnchorstoneMgt.com>; Robert Rios <Robert@AnchorstoneMgt.com>; hclawson20 <hclawson20@gmail.com>; Wilbourn, David G. <David.Wilbourn@KutakRock.com>

Subject: Re: Notice of Termination -- Long Lake Ranch CDD

[CAUTION - EXTERNAL SENDER]

1. Is Patricia Thibault still operating at the District's primary District Manager until her separation on 12/15/25?

1. Yes.

- If yes, then I would presume that she will be handling putting the District's December agenda together and I can reach out to her to provide information to MBS so they can look into the potential refunding presented at the November 20205 meeting. If that's incorrect, please let me know.

Correct; she will remain your point of contact until the 15th of December.

2. If the answer to #1 is no, who will be the District's primary District Manager from now until the termination date?

1. If for some reason Patricia is unable to fulfill her duties, or if Anchor Stone is to remain District Manager between the 16th of December 2025 and the 18th of January 2026, Anna Lyalina will take point as Manager. In either case, the District is in good hands with regard to any potential refunding; Anna and I have both overseen dozens of issuances/refundings.



From: Sandy, Sarah R. <Sarah.Sandy@KutakRock.com>

Sent: Friday, November 21, 2025 4:27 PM

To: James Paleveda <James@AnchorstoneMgt.com>

Cc: Enfinger, Rebecca <Rebecca.Enfinger@KutakRock.com>; Anna Lyalina <Anna@AnchorstoneMgt.com>; Robert Rios <Robert@AnchorstoneMgt.com>; hclawson20 <hclawson20@gmail.com>; Wilbourn, David G. <David.Wilbourn@KutakRock.com>
Subject: RE: Notice of Termination -- Long Lake Ranch CDD

James, I'm confirming that I have received the below notice with respect to both the District Management and Amenity Management Agreements between Long Lake Ranch CDD and Anchor Stone Management, LLC. Based on the notice provided below, I understand that the latest date of termination for Anchor Stone Management, LLC is January 18, 2026. Of course as you indicated below, this may be moved up by the parties.

As you know, the Board's next meeting is on Thursday 12/4/25 @ 6:00 pm. That will be the earliest date on which I will be able to receive direction and/or authorization from them on how they would like to move forward. In the interim, can you please provide the following:

1. Is Patricia Thibault still operating at the District's primary District Manager until her separation on 12/15/25?
 - If yes, then I would presume that she will be handling putting the District's December agenda together and I can reach out to her to provide information to MBS so they can look into the potential refunding presented at the November 20205 meeting. If that's incorrect, please let me know.
2. If the answer to #1 is no, who will be the District's primary District Manager from now until the termination date?

Sarah R. Sandy

Kutak Rock LLP

107 W. College Avenue, Tallahassee, FL 32301

sarah.sandy@kutakrock.com

d: 850.692.7307

Support provided by

Rebecca Enfinger | Legal Assistant | p: 850.692.7344 | rebecca.enfinger@kutakrock.com

David Wilbourn | Paralegal | p: 850.692.7313 | david.wilbourn@kutakrock.com

From: James Paleveda <James@AnchorstoneMgt.com>
Sent: Wednesday, November 19, 2025 12:56 PM
To: James Paleveda <James@AnchorstoneMgt.com>
Cc: Sandy, Sarah R. <Sarah.Sandy@KutakRock.com>; McKee, Gabe I. <Gabe.McKee@KutakRock.com>; Anna Lyalina <Anna@AnchorstoneMgt.com>; Robert Rios <Robert@AnchorstoneMgt.com>
Subject: Notice of Termination -- Long Lake Ranch CDD

[CAUTION - EXTERNAL SENDER]

-BOARD SUPERVISORS ARE BCC'D IN ORDER TO AVOID INADVERTANT SUNSHINE LAW VIOALTIONS-

Dear Board of Supervisors of Long Lake Ranch CDD,

Pursuant to Section 12C of the District Management Agreement dated May 8, 2025, and Article 10 of the Amenity Management Agreement dated May 22, 2025, this letter serves as formal Consultant's 60-day written notice of termination without cause.

This decision follows a strategic realignment of Anchor Stone Management's team and service focus, and permanent separation from Ms. Patricia Thibault effective December 15th, 2025.

We remain committed to ensuring a smooth transition and are available to assist as needed during the notice period. Given Ms. Thibault's final day with the Company and pursuant to the terms of the Agreements, Anchor Stone Management is prepared to accommodate a shortened transition period, subject to the Board's discretion.

We thank the Board for the opportunity to serve the District.

Sincerely, on behalf of the Anchor Stone Team,



This E-mail message is confidential, is intended only for the named recipients above and may contain information that is privileged, attorney work product or otherwise protected by applicable law. If you have received this message in error, please notify the sender at 402-346-6000 and delete this E-mail message.

Thank you.

December 17, 2025

Via Email and First Class Mail

Anchor Stone Management, LLC
255 Primera Boulevard, Suite 160
Lake Mary, Florida 32746
Attention: James Paleveda
Email: James@AnchorstoneMgt.com

Re: Long Lake Ranch Community Development District (“**District**”)
Notice of Termination – Agreement for District Management Services

To Whom It May Concern:

Pursuant to Section 12.A. of the *Agreement for District Management Services*, dated May 8, 2025, (the “**Agreement**”) by and between the District and Anchor Stone Management, LLC (“**Anchor Stone**”), and in accordance with the decision made by the Board of Supervisors of the District at their December 4, 2025 meeting, this letter hereby serves as the District’s formal¹ written (electronic) notice of termination of the Agreement immediately, for “good cause” (as identified in the Agreement) due to misfeasance by Anchor Stone in handling District funds, including specifically the improper overpayment of an invoice by \$10,000 and the failure to reimburse the District for same (“**Bryan Fence Overpayment**”). **Termination shall be effective as of December 15, 2025** (or in the alternative December 17, 2025) (such dates together referred to herein as the “**Termination Date**”).

On December 13, 2025, Anchor Stone submitted Invoice 23 to the District for payment reflecting charges in the total amount of \$3,583.34 for services under the Agreement for the full month of December 2025, and off-set by a credit of \$3,583.34 relating to the Bryan Fence Overpayment (“**Invoice 23**”).

¹ Additional notice of termination were provided to Anchor Stone by various methods, including but not limited to:

- Anna Lyalina with Anchor Stone was present at the Board’s December 4, 2025, meeting where the Board, by motion, unanimously voted to terminate the Agreement effective as of December 15, 2025. No objection to this was expressed by Ms. Lyalina. Note further that at no time did the Board take action to accept Anchor Stone’s Notice of Termination dated November 19, 2025.
- On December 10, 2025, Anna Lyalina and James Paleveda participated in a conference call with myself where it was discussed that Anchor Stone would only be billing the District for services under the Agreement through December 15, 2025.
- Notice of the expected termination date was also provided by electronic mail to James Paleveda (James@AnchorstoneMgt.com), Anna Lyalina (Anna@AnchorstoneMgt.com), and Robert Rios (Robert@AnchorstoneMgt.com) on Monday December 15, 2025, at 5:39 P.M.

Prior to the Termination Date, the work billed for in Invoice 23 (“**December 2025 Services**”) was not completed and/or not completed per the Agreement. Accordingly, please take notice of the following:

1. Based on communications received from Anchor Stone and the District’s successor management service provider, Anchor Stone ceased rendering all services under the Agreement as of December 15, 2025.
2. Despite the Board’s deadline to be reimbursed by December 11, 2025, to date Anchor Stone has failed to reimburse the District for the full \$10,000 relating to the Bryan Fence Overpayment.
3. Pursuant to Section 12.D. of the Agreement, upon any termination of the Agreement, Anchor Stone is “entitled to payment for all services rendered pursuant to the Agreement up until the effective date of the termination of this Agreement, subject whatever claims or off-sets the District may have against” Anchor Stone.
4. At most, the only services rendered by Anchor Stone pursuant to the Agreement up until the Termination Date are for the dates of December 1, 2025, through December 15, 2025 (i.e., 15 days total), instead of the full 31-days (i.e., December 1, 2025, through December 31, 2025) invoiced for in Invoice 23. As Anchor Stone did not render services for the dates of December 16, 2025, through December 31, 2025, the District is entitled to a pro rata offset against Invoice 23 for the days on which no services were provided (i.e., 16 days / 31 days = 51.613%). Based on this pro rata calculation, such off set would equal \$1,849.47 (i.e., 51.613% x \$3,583.34) (“**Offset #1**”).
5. Additionally, the District is entitled to offset the entire remaining Invoice 23 balance of \$1,733.87 with the amount owed to the District by Anchor Stone due to the Bryan Fence Overpayment (“**Offset #2**”).
6. After applying Offset #1 and Offset #2 pursuant to Section 12.D. of the Agreement, there is no amount balance owed by the District to Anchor Stone under Invoice 23. Additionally, the District hereby notifies Anchor Stone that its claim against Anchor Stone related to the Bryan Fence Overpayment remains outstanding in the total amount of \$8,266.13 (i.e., \$10,000 less \$1,733.87).

In addition to the notice of termination, Anchor Stone is hereby notified of the District’s claim of Offset #1 and Offset #2 against Invoice #23, and that the District’s claim against Anchor Stone for the Bryan Fence Overpayment remains outstanding in the total amount of \$8,266.13.

Note, any disputes under the Agreement shall be resolved pursuant to the Local Government Prompt Payment Act (Chapter 218, Part VII, Florida Statutes). If you wish to discuss this matter further, please contact me at 850-692-7300 or Sarah.Sandy@kutakrock.com. If you are represented by legal counsel, please have your legal counsel contact me instead. Thank you.

KUTAKROCK

Sincerely,

A handwritten signature in blue ink, appearing to read "Sarah R. Sandy".

Sarah R. Sandy
District Counsel

cc: Heidi Clawson, Chair, Board of Supervisors hclawson20@gmail.com (via e-mail only)
Anna Lyalina, Anna@AnchorstoneMgt.com (via e-mail only)
Robert Rios, Robert@AnchorstoneMgt.com (via e-mail only)

December 17, 2025

Via Email and First Class Mail

Anchor Stone Management, LLC
255 Primera Boulevard, Suite 160
Lake Mary, Florida 32746
Attention: James Paleveda
Email: James@AnchorstoneMgt.com

Re: Long Lake Ranch Community Development District (“**District**”)
Notice of Termination – Agreement for Amenity Facility Management and Maintenance Services

To Whom It May Concern:

Pursuant to Section 12.A. of the *Agreement for Amenity Facility Management and Maintenance Services*, dated May 22, 2025 (the “**Agreement**”), by and between the District and Anchor Stone Management, LLC (“**Anchor Stone**”) and in accordance with the decision made by the Board of Supervisors of the District, this letter hereby serves as the District’s written notice of termination of the Agreement, for cause, due to Anchor Stone’s inability to provide the services under the Agreement as a result of Anchor Stone’s termination of all amenity management staff servicing the Agreement effective as of the end of their scheduled workday on December 15, 2025. **Termination shall be effective as of December 15, 2025.**

Pursuant to the above, services under the Agreement ceased December 15, 2025. Anchor Stone previously submitted Invoice 24 to the District in a total amount of \$4,544.25 for services under the Agreement for the time period of December 1, 2025 through December 14, 2025. Please provide a final invoice to the District for services rendered under the Agreement on December 15, 2025.

Should you have any questions, please contact me at (850) 692-7300 or Sarah.Sandy@kutakrock.com.

Sincerely,



Sarah R. Sandy
District Counsel

cc: Heidi Clawson, Chair, Board of Supervisors hclawson20@gmail.com (via e-mail only)
Anna Lyalina, Anna@AnchorstoneMgt.com (via e-mail only)
Robert Rios, Robert@AnchorstoneMgt.com (via e-mail only)

INVOICE

Number: 23

Anchor Stone Management LLC
1917 W SAINT JOHN ST
TAMPA, FL 33607
info@anchorstonemgt.com

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



DATE	DESCRIPTION	AMOUNT
12/13/2025	District Management Services	1,250.00
12/13/2025	Administrative	416.67
12/13/2025	Accounting Services	833.33
12/13/2025	Assessment Revenue Collection and Reporting	416.67
12/13/2025	Field Service	416.67
12/13/2025	Dissemination Agent	250.00
12/13/2025	Bryan Fence Refund	(3,583.34)
<hr/>		
TOTAL		0.00



INVOICE

Number: 24

Anchor Stone Management LLC
1917 W SAINT JOHN ST
TAMPA, FL 33607
info@anchorstonemgt.com

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



DATE	DESCRIPTION	AMOUNT
12/14/2025	Amenity Manager - Salaried (12/1/2025 - 12/14/2025) - Bill	3,327.20
12/14/2025	Amenity Manager - Salaried (12/1/2025 - 12/14/2025) - Bill PTO Credit (2 Days)	(665.44)
12/14/2025	General Maintenance Attendant - 38 Hours @ \$25/HR (12/1/2025 - 12/14/2025) - Steve	950.00
12/14/2025	General Maintenance Attendant - 3.5 Hours @ \$25/HR (12/1/2025 - 12/14/2025) - Lisa	87.50
12/14/2025	Facility Attendant - 32 Hours @ \$25/HR (12/1/2025 - 12/14/2025) - Lisa	800.00
12/14/2025	Management Fee (12/1/2025 - 12/14/2025)	44.99
<hr/>		TOTAL
		4,544.25





payroll weekend 12/14/2025

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

Date Sun 12/14/2025 10:50 AM

To James Paleveda <James@AnchorstoneMgt.com>

Steve

Mon 12/1/25: 6a-11a 5hrs

Tue 12/2/25: 6a-11a 5hrs

Wed 12/3/25 : 7a-11a 4hrs

Thur 12/4/25: 7a-11a 4hrs

Fri 12/5/25: 7a-11a 4hrs

Total 22hrs

Mon 12/8/25-off

Tue 12/9/25: 7a-11a 4hrs

Wed 12/10/25: 7a-11a 4hrs

Thur 12/10/25: 7a-11a 4hrs

Fri 12/11/25: 7a-11a 4hrs

Total 16hrs

Total hours worked 38hours

Lisa

12/6/25: 9a-5p 8hrs

12/7/25: 8a-4p 8hrs

Total 16hrs

12/13/25: 8a-4p 8hrs

12/14/25: 8a-7:30p 11.5 hrs (late afternoon/evening party at the club house)

Total 19.5hrs

Total hours worked 35.5 hours

Bill

80 hrs worked

Exhibit C: Fee Summary

Position & Count	\$ / Hour	Hours / Week ⁵	Annual Salary	Labor & Mgt Rate	FY 2025 Term Notes	FY 2025 Term ⁴ 5/22/25-9/30/25	FY 2026 Term ⁵ 10/1/25-9/30/26	FY 2027 Term 10/1/26-9/30/27	FY 2028 Term 10/1/27-9/30/28
	FY 2026 Term	FY 2026 Term	FY 2026 Term						
Amenity Manager (Full Time ¹ , Annual) - Count 1	\$ 31.25	40	\$ 69,200	25%	Annual; prorated; current staff	\$31,283.00 or \$41.59/HR	\$86,500.00 or \$41.59/HR	\$89,095.00 or \$42.83/HR	\$91,767.85 or \$44.12/HR
General Maintenance (PT; Annual; Mon thru Fri) Count 1	\$ 20.00	25	\$ 26,000	25%	Annual, prorated; 20 hr/wk; current staff	\$9,403.00 or \$25.00/HR	\$32,500.00 or \$25.00/HR	\$33,475.00 or \$25.75/HR	\$34,480.00 or \$26.52/HR
Facility Attendant (PT; Annual; Sat & Sun) Count 1	\$ 20.00	16	\$ 16,640	25%	Annual; prorated; to hire; Not to Exceed	\$7,600.00 or \$25.00/HR	\$20,800.00 or \$25.00/HR	\$21,424.00 or \$25.75/HR	\$22,066.72 or \$26.52/HR
Seasonal Pool Monitor / Facility Attendant (PT; Seasonal - 14 weeks ²) Count 1	\$ 20.00	28	\$ 7,840	25%	Seasonal, full fee, to hire;	\$9,800.00 or \$25.00/HR	\$9,800.00 or \$25.00/HR	\$10,094.00 or \$25.75/HR	\$10,396.82 or \$26.52/HR
Subtotal: Salaries³						\$58,086	\$149,600	\$154,088	\$158,711
Payroll Administration									Included
Workers Compensation									Included
Health Insurance (FY Staff Only ¹)									Included
HR Administration									Included
Training & Development									Included
Payroll Taxes									Included
Accounting Services									Included
Annual Management Fee (1%)						\$581	\$1,496	\$1,541	\$1,587
Amenity Total Annual						\$58,667	\$151,096	\$155,629	\$160,299

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. District will only be invoiced for actual hours worked based on the applicable hourly rates

1 - Includes FT Employee \$350/month health insurance stipend

2 - Seasonal: Memorial Day to Labor Day, 14 weeks, 7 days/week - 4hrs/day

3 - Employees' salaries will increase 3% annually for the first 3 years; 3% applied to fully loaded salary

4 - FY 2025 Term rates prorated based on the FY 2026 Term annual amounts except (i) Seasonal Pool Monitor/Facility Attendant (full amount); & (ii) General Maintenance @ 20 hr/wk

5 - FY 2026 Term rates are based on the proposal's Annual Total Year 1, except General Maintenance position increased to 25 hr/wk starting 10/1/25