

District: LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Monday, February 05, 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: 960 9394 0209

Passcode: 953501

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@havenmgt.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

2. Consideration of Boundary Proposal Survey – W.C. Sherrill - \$550

EXHIBIT 2

3. Discussion of SWFWMD Inspection Report – Permit –
44013843.030

B. GHS Environmental Aquatic Maintenance

1. Aquatic Maintenance Log – 01.28.2023

EXHIBIT 3

C. Red Tree Landscape

1. Landscape Maintenance Report – January 2026

EXHIBIT 4

2. Consideration of Proposals for Approval :

❖ Irrigation Proposals:

EXHIBIT 5.1

a. Irrigation Repairs on 12.01.2025 - \$1,040

b. Irrigation Repairs on 12.02 & 12.03 - \$891

❖ Tree Removal Proposal - Red Tree 2 Trees for Flush Cut -
\$1,700

EXHIBIT 5.2

❖ Tree Removal Proposal - Steadfast - 2 Trees for Flush Cut -
\$600

EXHIBIT 5.3

❖ Consideration of Plant Material Proposal - \$2,390

EXHIBIT 5.4

3. Status on Project Completions: Install of 2 Sabal Palms, Fiebush nstall, New Warrantied Plant Material, Serenoa Cutback, Mulch Install, Tree Cutback & Lift Since December Meeting
4. Field Maintenance Report – Long Lake Ranch Intersection

EXHIBIT 6

D. District Counsel

1. Discussion of Overpayment – Anchor Stone

V. Business Item

1. Open the Public Hearing
2. Presentation of Revised Parking Towing Policy
3. Public Comment on Revised Parking Towing Policy
4. Close the Public Hearing
5. Consideration for Adoption Resolution 2026—06 Adopting Amended Recreational Facilities & Parking Rules & Regulations

EXHIBIT 7

EXHIBIT 8

VI . Amenity General Manager & Field Manager

1. Presentation for Discussion – Amenity & Field Status Report
2. Discussion Regarding HCA Signage
3. Presentation of Blue Water Aquatics Quarterly Fountain Report
4. Presentation for Consideration & Acceptance - Manda's Minnows Swim Lessons
5. Presentation of Pool Deck resurfacing Proposals for Consideration
 - ❖ Paver Rescue - \$15,791.00
 - ❖ Bay Paver Cleaning & Sealing - \$12,550
 - ❖ Tactical Pressure Washing - \$15,125

EXHIBIT 9

EXHIBIT 10

EXHIBIT 11

EXHIBIT 12.1

EXHIBIT 12.2

EXHIBIT 12.3

VII. Financial & Administrative Matters

- A. Consideration for Acceptance of December, 2025 Unaudited Financial Statements
- B. Presentation of Check Details for December 2025
- C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 5, 2025
- D. Presentation of Approval Listing – FY 2026

EXHIBIT 13

EXHIBIT 14

EXHIBIT 15

EXHIBIT 16

VIII. Staff Reports

A. District Manager

IX. Other Introduced Items

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

XI. Supervisor Requests

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

XII. Adjournment

EXHIBIT 1

RETURN TO AGENDA

EXHIBIT 2

RETURN TO AGENDA



W.C. SHERRILL AND COMPANY LLC

SURVEYING · MAPPING · CONSULTING

P.O. BOX 203 • ODESSA • FL 33556 • PHONE: 813-345-4270

January 30, 2026

Johnson Engineering
5909 Breckenridge Parkway, Suite E
Tampa, FL 33610

Attn: Charles Reed

Re: Survey Proposal – Boundary Survey
2196 Zamia Loop, Lutz - Parcel ID# 27-26-18-0060-02700-0010
Section 27, Township 26 South, Range 18 East
Pasco County, Florida

Dear Mr. Reed:

We appreciate the opportunity to provide you with our proposal for the survey work required on the above referenced site. Per previous conversations and correspondence, we will provide the following scope of services:

Provide a **Boundary Survey of the parcel referenced above**. Boundary Survey to include identifying and/or establishing property corners, locating all visible above ground improvements, flood zone certification based on current FEMA maps, and locating all boundary improvements / encroachments.

Based on the above scope of services, our estimated *Professional Service Fee* is **\$550.00**. We will require approximately four (4) weeks to complete this work from the receipt of our signed Authorization to Proceed.

Thank you for affording us this opportunity and if you have any questions or comments concerning this proposal, please do not hesitate to call us.

If you wish to proceed, please sign below and return one (1) copy of this letter as your authorization.

Very truly yours,

W.C. SHERRILL AND COMPANY, LLC

Steven H. Taylor

Steven H. Taylor
Marketing Director / Project Manager

ACCEPTANCE / AUTHORIZATION:

By: _____ Contact Phone #: _____
(Owner of Authorized Agent)

Date: _____ Email Address: _____

EXHIBIT 3

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

[illegible]

EXHIBIT 4

RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

LONG LAKE RANCH CDD
LANDSCAPE MAINTENANCE REPORT
January 2026

TO: District Management – Patricia Thibault
Long Lake Ranch CDD. Board of Supervisors

FROM: John Burkett, Account and Client Manager – RedTree Landscape Systems

Grounds Maintenance

- Mowing operations completed as per contract.
- Detailing operations completed as per contract.
- Continue to cutback ornamental grasses.

Irrigation

- Inspection completed.

Proposals

- Proposal submitted to flush cut 2 damaged Pine trees.

Work Orders / Service requests

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

EXHIBIT 5.1

RETURN TO AGENDA

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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



Bill to

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

Ship to

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

Invoice details

Invoice no.: 32705
Terms: Net 45
Invoice date: 01/08/2026
Due date: 02/22/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 12.1.25 Diagnosing the wire path from the box on the south side of the fence at the playground- loss of power to ignite the dog park island, which is not working, working off the timer. Dug up to the sleeve next to the dog park. We temporarily ran wires across the parking lot, and we were able to get the zones to come on and work correctly.			
2.		Sales	Labor-Technician	16	\$65.00	\$1,040.00
Total						\$1,040.00

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.: 32701
Terms: Net 45
Invoice date: 01/07/2026
Due date: 02/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 12.2.25 & 12.3.25 Clubhouse Timer. Dug up three areas and pulled a new 2-wire jacket through the sleeve from the sidewalk on the play playground side suction box to under the parking lot, to the southwest bed of the dog park, to ignite zones 9, 10, 11, 12, 13, 14, 15, 16, and 17.			
2.		Sales	DBY 3m connectors	4	\$5.50	\$22.00
3.		Sales	Hunter 2-wire	175	\$0.88	\$154.00
4.		Sales	Labor-technician	11	\$65.00	\$715.00
Total						\$891.00

EXHIBIT 5.2

RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

TREE REMOVAL PROPOSAL
FOR
LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

January 19, 2026

Scope of Work:

- This project includes the flush cut of (2) damaged trees.

Work includes:

- Flush cut of (2) damaged trees. (Trees will be flagged once proposal has been approved.)
- Includes all labor, hauling and dumping fees.



PRICE: \$1,700.00

Authorized Signature to Proceed

Date of Authorization

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

EXHIBIT 5.3

RETURN TO AGENDA



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
1/21/2026	2/20/2026	EST-SCA3151

BILL TO

Long Lake ranch CDD
Patricia Thibault-Comings
255 Primera Boulevard
Lake Mary FL 32746 USA

SHIP TO

255 Primera Boulevard
Lake Mary FL 32746 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for the flush cutting and removal of 2 pine trees. The trees are located in the center island on Sunlake Blvd			
Tree removal	1.00	550.00	550.00
Dump Fees	1.00	50.00	50.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL	600.00
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I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 5.4

RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

PLANT MATERIAL INSTALLATION PROPOSAL

FOR

LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

February 3, 2026

Scope of Work:

- This project includes the installation of (55) 3 Gal. Viburnum at the Northside of Long Lake Blvd. between Nature View Dr. and Weather Ln. and (25) 3 Gal. Viburnum at the Southside of Long Lake Blvd. from Fox Grape to lift station.

Work includes:

- Remove existing plant material.
- Install (55) 3 Gal. Viburnum at the Northside of Long Lake Blvd between Nature View and Weather Lane.
- Install (25) 3 Gal. Viburnum at the Southside of Long Lake Blvd between Fox Grape to lift station.
- Includes all labor, material, removal, and dumping fees.

PRICE: \$2,390.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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

EXHIBIT 6

RETURN TO AGENDA

Haven Management Solutions

Monthly Landscape Inspection: 01/19/2026

Community: LLR

Area: Sunlake Blvd.

Landscape Inspection Items	Score	Max Points
Turf - Mow, Hard Edge, & Blow	10	10
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule	10	10
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density	15	15
Turf Fertility - Non Bahia - Color and Growth Density	12	15
Turf Areas - Weed Control	6	10
Bed Weed Control	6	10
Shrub & Plant Pruning & Shape - Deadheading & Appearance	7	10
Shrub Fertility & Vitality	8	10
Debris & Trash Management	8	10
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	82%	100
Other Landscape Maintenance Items Based on Contract Terms	Score	Max Points
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms	9	10
Plant Material Fertilization Management - Applied Pursuant to Contract Terms	10	10
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12'	5	10
Reporting Requirements & District Receipt - Based on Contract Terms	20	20
Total Points Other Landscape Items - Failure is at 90% : 45 or lower	43%	50
Other Landscape Supplemental Items		
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule	9	10
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule	8	10
Total Points Other Landscape Supplemental Items- Failure is at 80% : 16 or below	17%	20



01/19/2026

LLR

Sunlake Blvd.

Tree's along left,
median right side need
to be trimmed at 13' as
per contract

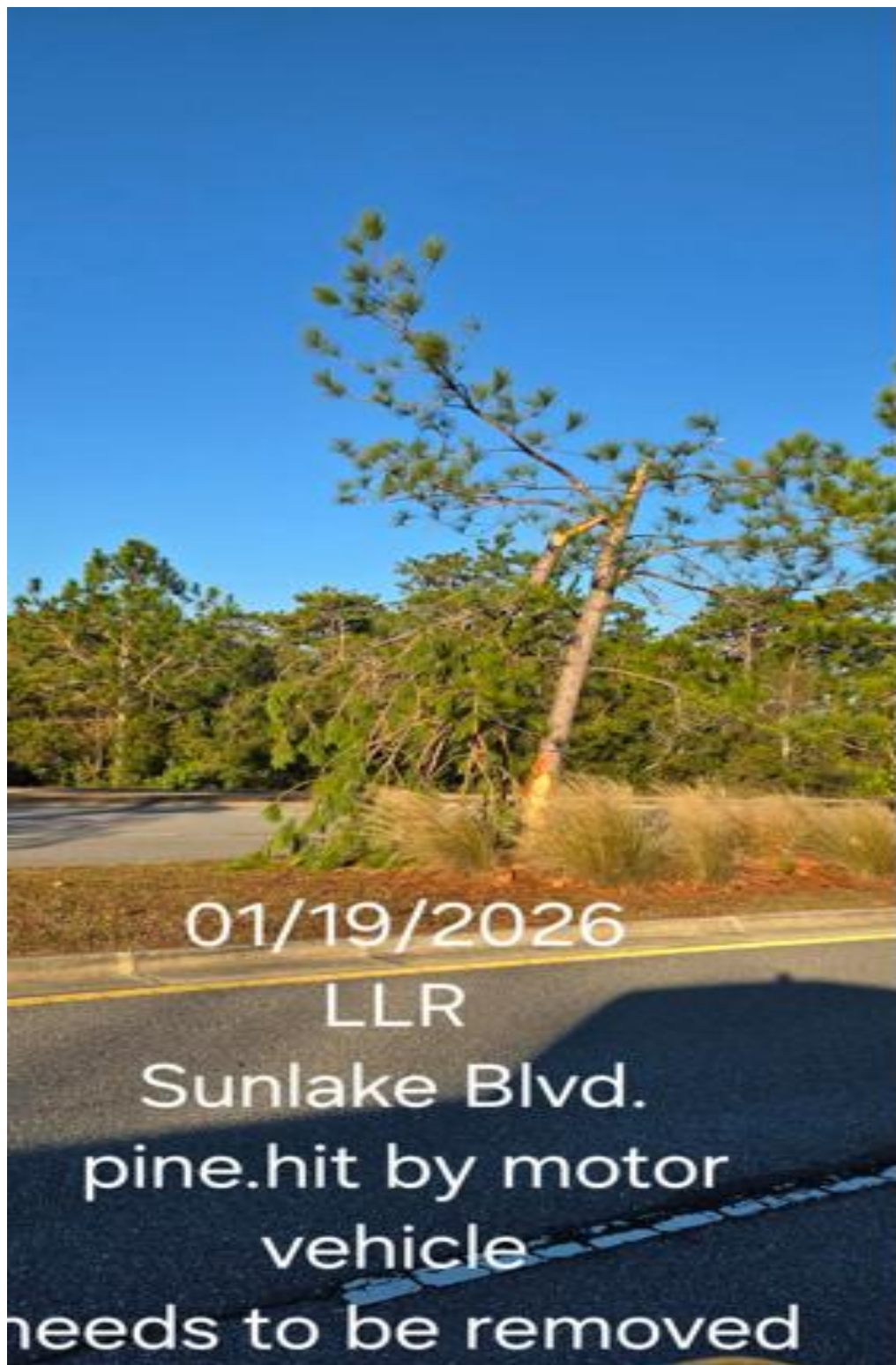


01/19/2026

LLR

Sunlake Blvd

trees left, median,
right of roadway need
to be raised 13' as per
contract



01/19/2026

LLR

Sunlake Blvd.

pine.hit by motor
vehicle

needs to be removed

EXHIBIT 7

RETURN TO AGENDA

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

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

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

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

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

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

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

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

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

Long Lake Ranch Community Development District



Recreational Facilities and Parking Rules & Regulations

Originally Adopted on October 2, 2014

Last Revised on

~~November 7, 2024~~ February 5, 2026

Recreational Facilities Rules & Regulations

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Recreational Facilities and Parking Rules & Regulations

General

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

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

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

Definitions

All capitalized terms shall have the meanings as defined herein.

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

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

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

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

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

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

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

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

County – shall refer to Pasco County, Florida.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conduct Code

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

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

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

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

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

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

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

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

Lease Procedures and Transfer of Privileges

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

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

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

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

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

Use of Community Facilities

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

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

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

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

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

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

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

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

Community Facility Rental Policies

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

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

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

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

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

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

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

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

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

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

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

7. General Policies:

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

Community Dock and Lakes

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

Fishing

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

Dog Park Rules (the "Dog Park")

Use of the dog park is at your own risk

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

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

Lake Trail

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

Playground Rules (the "Park")

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

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

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

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

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

Swimming Pool Facility (the "Pool Facilities")

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

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

Pool Parties

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

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

Tennis/Pickleball and Basketball Court

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

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

Wildlife

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

Violation of Rules

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

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

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

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

Sovereign Immunity.

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

Parking

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

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

AMENITY PARKING AREA	HOURS
Activity Center on Long Lake Ranch Boulevard (see Exhibit A-3)	7:00 AM to 11:00 PM
Foxtail Amenity Center on Lake Waters Place (see Exhibit A-1 and A-2)	7:00 AM to 11:00 PM

b.c. GUEST PARKING SPACES IN TOWNHOME NEIGHBORHOODS.

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

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

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

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

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

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

3.4. Establishment of Tow-Away Zone.

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

4.5. Exceptions.

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

5.6. Towing/Removal Procedures.

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

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

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

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

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

<u>TOW AWAY ZONE</u>	<u># of Parking Spots</u>	<u>Exhibit Page</u>
<u>Townhome Guest Parking Spaces</u>	<u>55</u>	<u>A-1, A-2</u>
<u>Parking Area at the Foxtail Amenity Center</u>	<u>13</u>	<u>A-1, A-2</u>
<u>Parking Area at the Activity Center on Long Lake Ranch Blvd</u>	<u>51</u>	<u>A-3</u>
<u>District Roadways</u>		
<u>Floridian Way</u>	<u>None</u> <u>NO STREET PARKING</u>	<u>A-1</u>
<u>Milkweed Trace</u>		<u>A-1</u>
<u>Beauty Berry Court</u>		<u>A-1</u>
<u>Lake Waters Place</u>		<u>A-1, A-2</u>
<u>Bittern Blvd.</u>		<u>A-2</u>
<u>Ulmus Street</u>		<u>A-2</u>
<u>Cornuta Street</u>		<u>A-2</u>
<u>District Common Areas</u>	<u>None</u> <u>NO COMMON AREA PARKING</u>	<u>N/A¹</u>

¹ Note, while not identified in Exhibit A, the District's Common Areas, which are not designed and/or intended for Vehicle and/or Vessel traffic and/or parking of any kind, are designated Tow Away Zones.



- LEGEND**
- PARKING AREA AT THE PORTAL AMENITY CENTER ■■■■■■■■■■
 - TOWNHOME GUEST PARKING SPACES ■■■■■■■■■■
 - DISTRICT ROADWAYS IDENTIFIED BY NAME

LLR PARKING EXHIBIT A-1

LLR V8 and Amenity Center

LONG LAKE RANCH, LLC.

PASCO COUNTY

DATE	02/08/2018	2018-01-LLR-LR-009	REV
<p>SCALE: 1" = 50'</p> <p>HALF SCALE 11" BY 17"</p>			
<p>HEIDT DESIGN</p> <p>3000 N. Highway 101, Suite 100</p> <p>Sumner, IA 50156</p> <p>Phone: 515-223-1111</p> <p>www.heidt-design.com</p>			

Note: This is a preliminary conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grade area analysis is required and may affect final road and terrain.

LONG LAKE RANCH, LLC. 15000 N. HWY 101, SUITE 100, SUMNER, IA 50156
 PASCO COUNTY, IOWA
 02/08/2018 2018-01-LLR-LR-009
 HEIDT DESIGN
 3000 N. HWY 101, SUITE 100, SUMNER, IA 50156
 PHONE: 515-223-1111
 WWW.HEIDT-DESIGN.COM

[illegible]

EXHIBIT 8

RETURN TO AGENDA

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED RECREATIONAL FACILITIES AND PARKING RULES & REGULATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of recreational facilities and security for the same; and

WHEREAS, the Board of Supervisors (“Board”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the following for immediate use and application: (i) *Amended Recreational Facilities and Parking Rules & Regulations* (“**Amenity and Parking Rules**”), attached hereto as **Exhibit A**; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Amenity and Parking Rules, including any fees therein, are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenity and Parking Rules shall stay in full force and effect until such time as they are otherwise amended by the Board, which the Board reserves the right to approve such amendments by motion. The attached Amenity and Parking Rules repeal and replace any previous rules and regulations related to the recreational facilities or parking.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 5th day of February 2026.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Amenity and Parking Rules

EXHIBIT 9

RETURN TO AGENDA

DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DATE	ADDITIONAL INFORMATION
1.5.26	Leak check	Irrigation Bill from Pasco	2.5.26	High water flow, Bill to check if we have a leak
1.5.26	Sign inventory		2.5.26	need inventory of all signs, Bill will do a legend for all signs that need to be replaced. Sign Audit to be completed by 02.05.2026
1.5.26	Approval Listing	District Manager	2.5.26	Presentation of Approval Listing FY 2026 in agenda
1.5.26	Basketball court resurface	Amenity Manager	2.5.26	Get some asphalt proposals to have this done and then have it painted and striped afterwards. Need to get with Red Tree to see if root barriers can be installed before the court resurface. Sent Red Tree email on 02.03.2026
1.5.26	Foxtail pool filters	Amenity Manager	2.5.26	Filters to be cleaned at Foxtail. Cooper has advised that this can go on wait . Bill is confirming
1.5.26	Towing Advertisement	PCT	02.05.26	Check on status of the advertisement
1.5.26	Towing Policy	Charles	2.5.26	Charles needs to send map to Sara for towing . Public hearing on Fenruary agenda
1.5.26	Passwords	Sara/ PCT	COMPLETED	Send email to Anchor Stone regarding the passwords, Sara to send the language. Multiple emails sent to Anchor Stone. Made a decision to just advance new mailchimp and new email address
1.5.26	Plant material rejuvenation	Red Tree Landscape	2.5.26	On north side of LLR from Nature View to Sunlake, the plant material needs to be rejuvenated. On the proposal, we need to identify exact details where the material was placed.
1.5.26	Tree cutback and lift	Red Tree Landscape	2.5.26	Proposal for plant material in the agenda
1.5.26	Mulch install	Red Tree Landscape	2.5.26	Continually update an monitor from field services
1.5.26	Serenoa Cutback	Red Tree Landscape	2.5.26	Status, Joe advised we needed more mulch on the backside of Foxtail and mailboxes. Need proposal from Red Tree
1.5.26	New warrantied plant material	Red Tree Landscape	2.5.26	Status
1.5.26	Fire Bush install	Red Tree Landscape	2.5.26	Status, Gerge did not get notice
1.5.26	Sabal Palm Install	Red Tree Landscape	2.5.26	Get a state on project completion of installation of 2 sabal palms
1.5.26	Formal proposal for playground mulch	Steadfast	COMPLETED	Steadfast will install before 02.12.2026
1.5.26	French Drain Proposal	Johnson Engineering	2.5.26	Need proposal for French Drain. Numerous emails sent requesting since early December
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. Counsel will provide update at meeting
12.4.2025	Fire hydrant project	Amenity Manager	COMPLETED	Needs to be painted red for regulation
12.4.2025	Windscreens	Amenity Manager	COMPLETED	All have been installed and additional windscreens are inventories for future needs
12.4.2025	Pavilion lights	Amenity Manager	COMPLETED	All lights working in this area

12.4.2025	HCA Communication	Field manager	02.05.2026	Communicate with HCA regarding signage and maintenance thereof will be discussed at the Feb meeting
12.4.2025	Peter Chow/ Candyman deposits	District Manager	02.05.2026	Check with them on making deposits
12.4.2025	Fees identified in financials	District Manager	COMPLETED	Make sure excess fees are identified in financials. They are included in FY 25 , accounting appropriate
06.15.2025	Lights Out Around Monuments & Am	Will Butler from American and Maintenance	COMPLETED	All lights are working
10.02.2025	Serenoa Roundabout Cut Back Project	Field Joe	11.06.2025	Proposal was approved at the November meeting - waiting on project completion . Discuss with Red Tree at Feb meeting
	Street Light conversion	District Manager	12.04.2025	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 . Spoke with him on 02.02.2026. He will be sending estimate.
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	Bill has replaced the boards that were structurally compromised. There are some ugly boards that are structurally sound. There are replacement boards on hand for any that need to be replaced.
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 tired to repair tone avail. Will get proposals

EXHIBIT 10

RETURN TO AGENDA



Blue Water Aquatics, Inc.

Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 4

Sunday, January 11, 2026

2:03:56 PM

Aquatic Services Report

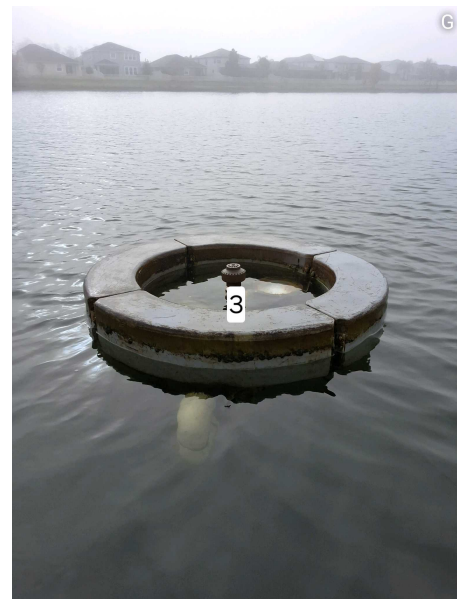
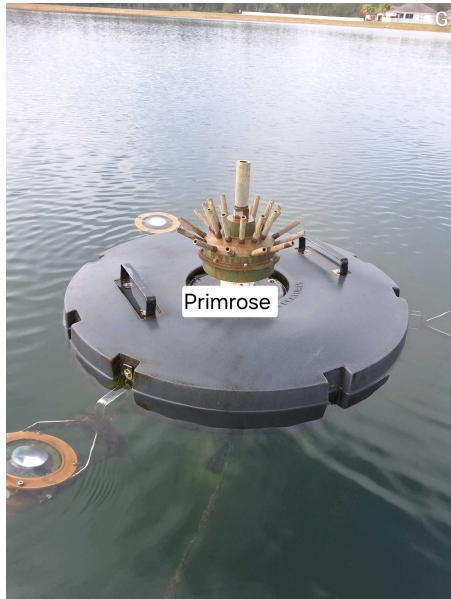
Technician

Pete Dennis

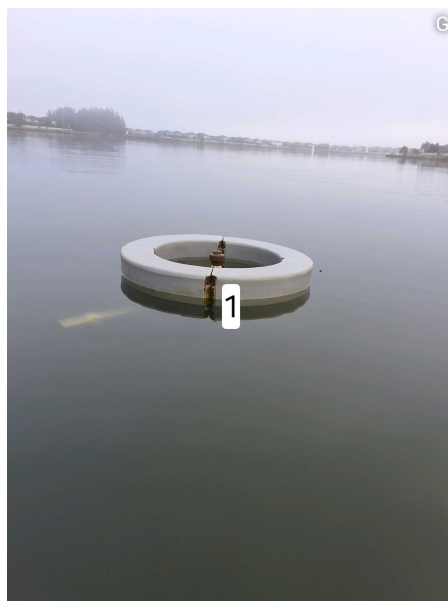
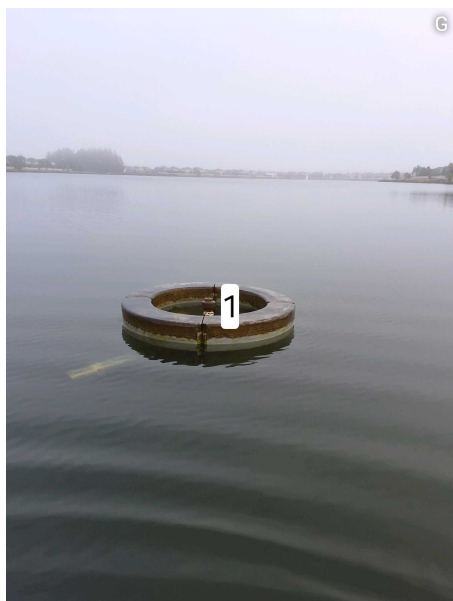
Job Details

Service Date	1/7/2026
Customer	Long Lake Ranch CDD
Weather Conditions	Cloudy
Wind	3mph
Temperature	68°
Multiple Sites Treated	No
Pond Number	All fountains
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	<input checked="" type="checkbox"/> Fountain / Aeration
Equipment Used	<input checked="" type="checkbox"/> Other
Water Level	Low
Restrictions	None
Observations/Recommendations	I cleaned all 6 fountains, and the intake screens.
Pictures	

Aquatic Services Report



Aquatic Services Report



Aquatic Services Report

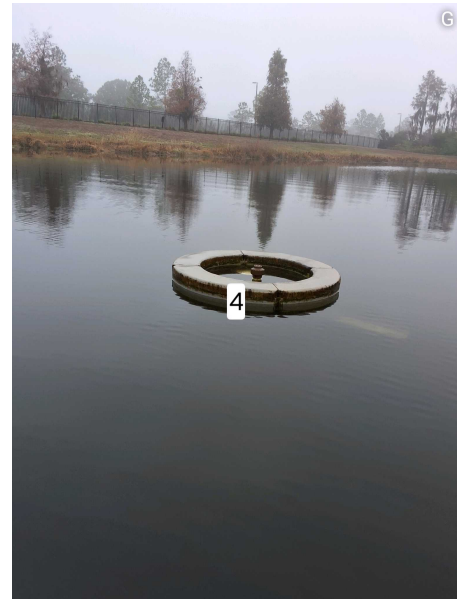
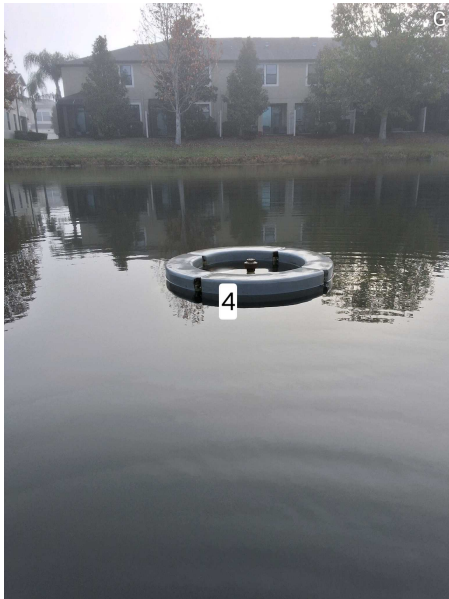


EXHIBIT 11

RETURN TO AGENDA

**NON-EXCLUSIVE LICENSE AGREEMENT
REGARDING THE USE OF THE DISTRICT’S AMENITY FACILITIES**

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into on _____, 2026, by and between:

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida, and with offices at 255 Primera Boulevard, Suite 160, Lake Mary, Florida 32746 (the “**District**”), and

MANDAS MINNOWS LLC, a Florida limited liability company, with a mailing address of 18369 Aylsbury Lane, Land O’Lakes, Florida 34638 (the “**Licensee**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns, operates, and/or maintains various recreation facilities, including, but not limited to an Activity Center and two (2) pools, within the boundaries of the District (collectively, the “**Amenity Facilities**”); and

WHEREAS, Licensee currently provides swim instruction and has asked the Board of Supervisors of the District for permission to provide swim lessons at the Amenity Facilities, as further described in **Exhibit A** (the “**Services**”); and

WHEREAS, the District is willing to grant a non-exclusive, revocable license allowing the Licensee to enter a specific portion of the Amenity Facilities for the purposes of providing the Services, provided that such use does not impede the District’s operation of the Amenity Facilities as a public improvement; and

WHEREAS, in order for the District to recover certain additional costs it will incur in the provision of the License, hereinafter defined (*e.g., electricity, cleaning costs, pool chemicals, etc.*), the Licensee shall pay the District ten percent (10%) of gross revenues derived from the provision of Services for each month of use of the District’s property and/or Amenity Facilities pursuant to this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. LICENSE. The District hereby grants and conveys to the Licensee a non-exclusive license to enter a specific portion of the Amenity Facilities for the purposes of providing the

Services (the “**License**”). At the District’s request, Licensee shall provide a list of the persons who utilize Licensee’s Services to the District Representative (hereinafter defined), as such list may change from time to time. Such list must contain names, addresses, and District residency status.

3. HOURS AND AREA. Licensee shall coordinate Services directly with the District Manager or his/her on-site management designee (“**District Representative**”). Licensee shall schedule all Services in advance pursuant to the means and methods set forth by the District Representative. Initially, Licensee and District agree that Licensee may use one (1) District pool to give lessons in from 8:00 a.m. until 12:30 p.m. and 3:30 p.m. until 6:30 p.m. on Monday through Thursday, during the term of this Agreement. Notwithstanding anything else provided in this Agreement, the District Representative shall have final and absolute discretion with respect to matters related to scheduling and designation of area of Amenity Facilities where such Services may be provided.

4. USE OF AREA. Licensee shall not have exclusive use of the Amenity Facilities, but shall have exclusive use of the designated portion or area of the Amenity Facilities, as necessary and designated by District Representative, for operation of the Services during the hours approved by District Representative. However, Licensee’s use shall not interfere with the operation of the Amenity Facilities as a public improvement and the Licensee hereby agrees that in the event District-owned real property is assessed real property taxes by virtue of this License, Licensee hereby agrees to pay any all such taxes. The Licensee agrees that all use of the Amenity Facilities shall be subject to the rules and policies of the District, including but not limited to the District’s Recreational Facilities Rules & Regulations, as amended and revised from time to time (“**Facility Rules**”), and the District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands, and facilities.

5. CAPACITY OF POOL. Licensee shall determine the size of each swim class and the appropriate ratio of swim students to instructors, provided, however, that Licensee shall provide the expected number of swim students to the District Representative and cooperate in good faith with the District Representative to ensure that pool capacity is not exceeded. District Representative shall make a good faith effort to minimize disruption to Licensee’s scheduled activities, and the pool attendants, if any, agree to assist in keeping the designated area clear of other patrons so as not to disrupt the scheduled activities of the Licensee.

6. FEE. In consideration of the provision of the License, Licensee hereby agrees to pay the District ten percent (10%) of gross revenues derived from the Services for each month of use of the District’s property and/or Amenity Facilities pursuant to this Agreement to reimburse the District for certain additional costs it will incur in connection with the License (*e.g., electricity, cleaning costs, pool chemicals, etc.*).

7. TERM. This Agreement shall commence upon the date and time first written above and shall continue in effect until terminated by either party hereto.

8. REVOCATION, SUSPENSION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District

exercises its right to suspend or revoke the License, the District shall provide Licensee written notice of the suspension or revocation, which shall be effective immediately upon receipt by Licensee of the notice. Licensee may terminate this Agreement upon written notice to the District. Licensee shall not be entitled to any compensation, off-sets, incidental costs or any other payment under this Agreement. The provisions of Sections 10 and 13.B. below, shall survive any revocation, suspension or termination of this Agreement.

9. PROFESSIONAL JUDGMENT. Licensee represents that it is qualified to provide the Services and to provide certified, trained and qualified instructors. Licensee, at its own cost, shall maintain all required licenses and permits in effect and shall at all times exercise sound professional judgment in provision of the Services, including taking precautions for the safety of its students and employees. All minors taking part in the Services offered shall only be with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any student while taking part in the Services. Any and all waivers signed by Licensee's users shall acknowledge the fact that the District is not responsible. Licensee shall remain an active Florida business in good standing during the term of this License. Failure to do so shall allow the District to immediately terminate the License.

10. CARE OF PROPERTY. The Licensee agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants in the Services to do the same. The Licensee agrees that it shall assume responsibility for any and all damage to the District's Amenity Facilities or lands as a result of the Licensee's use under this Agreement and other damage, other than ordinary wear and tear, which may be attributable to an act or omission by the Licensee or its agent. In the event that any damage to the District's Amenity Facilities or lands occurs, the District shall notify the Licensee of such damage. The Licensee agrees that the District may make whatever arrangements the District, in its sole discretion, deems necessary to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Licensee agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Paragraph.

11. REVOCATION. The District shall have the right to revoke the License at any time upon notice to the Licensee due to the Licensee's failure to perform in accordance with the terms of this Agreement or for any other reason.

12. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

13. INSURANCE AND INDEMNITY. Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, students, guests or invitees. The District shall be a named insured on such policy. Licensee shall provide continuous proof of such insurance coverage to the District.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. Licensee will indemnify, save, and hold the District harmless and shall defend the District from all loss, damage, or injury, including all judgments, liens, liabilities, debts, and obligations resulting directly from the negligent or intentional acts or omissions of Licensee's officers, directors, agents, assigns, or employees, which cause harm to persons or property, specifically including but not limited to all acts or omissions of Licensee's officers, directors, agents, assigns, or employees. Licensee agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

14. RECOVERY OF COSTS AND FEES. In the event either party to this Agreement is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

15. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

16. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties to the Agreement.

17. ASSIGNMENT. Neither the District nor the Licensee may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

18. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any dispute arising hereunder shall be in a court of appropriate jurisdiction in Pasco County, Florida.

17. NOTICES. All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Long Lake Ranch Community Development District
255 Primera Boulevard, Suite 160
Lake Mary, Florida 32746
Attn: District Manager

With a copy to: Kutak Rock LLP

107 W. College Ave
Tallahassee, Florida 32301
Attn: Sarah R. Sandy

B. If to the Licensee: Mandas Minnows LLC
18369 Alysbury Lane
Land O'Lakes, Florida 34738
Attn: Amanda Shapiro

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

18. SEVERABILITY. Should any provision of this Agreement be held invalid or unenforceable for any reason, the remaining provisions shall remain valid and enforceable.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

MANDAS MINNOWS LLC

By: _____
Name: _____
Its: _____

Exhibit A: Services

**Exhibit A:
Services**

- Licensee may conduct swimming lessons in the clubhouse swimming pool(s) located within the District in accordance with the provisions of this Agreement.
- Licensee may give lessons to residents and non-residents.
- Licensee's anticipated schedule for swim lessons is from 8:00 a.m. until 12:30 p.m. and 3:30 p.m. until 6:30 p.m. on Monday through Thursday (excluding holidays), during the term of this Agreement; provided however, such scheduling and designation of area of Amenity Facilities where such swim lessons may be provided is subject to Section 3 of the Agreement.
- Swimming classes are limited to a maximum of three (3) students. District Members (as such term is defined in the Facility Rules) shall receive priority enrollment each year in the month of January. Thereafter, registration is open to the public to fill any remaining spots.
- Licensee does not have the exclusive use of the swimming pool(s), but only a small portion of such swimming pool(s), as designated by the District Representative, in order to conduct classes.
- Licensee shall at his/her own expense obtain all permits and licenses necessary for the work to be performed.
- Licensee agrees to be on time and appropriately dressed. The Licensee and the students must abide by all of the clubhouse and pool policies and rules, including but not limited to the Facility Rules.
- Non-Member clients are not permitted to use the swimming pool beyond the scheduled class time and shall be limited to only use the area designated for the lessons and the restrooms during the times in which they are at a swimming lesson.
- Licensee will be responsible for all administrative functions of the program, including but not limited to scheduling, conducting classes, payroll, etc.
- Licensee shall conduct a Level I background screening pursuant to Chapter 435, Florida Statutes (the "Screening") for all staff conducting lessons and shall update the Screening as necessary.

EXHIBIT 12.1

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 :

Date :

EST-230

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.

EXHIBIT 12.2

RETURN TO AGENDA

BAY PAVER CLEANING & SEALING

SealingBrickPavers@gmail.com

Cell 813-838-1533

Customer Name: Long Lake Ranch

Date: Jan 15th, 2026

Patricia Thibault CDD Manager/Bill York LLR Facilities Manager

Address: Long Lake Ranch Community Pools

Number: 727-484-8357

Email: patricia@havenmgtzol.com

manager@longlakeranchcdd.com

BAYPAVERSEALING.COM

Owner & Sealing Specialist Rick, 813-838-1533

Description of Estimate: 2 Pool Decks

Description	Sq. Ft.	Amount
Pre treat all pool /walkway pavers with chlorine/ algaecide soak. Pressure wash all pavers with a rotary surface cleaner. Use turbo tip to clean wall block on planter walls/caps. Rinse all pavers very thoroughly. Allow pavers to dry out and then broom in beige Trident sand into all joints. Blow off excess. Hand roll/brush sealer onto pool coping to avoid getting any sealer in the pool. Apply two coats of commercial grade Seal Thane Semi Gloss Color enhancing sealer onto all pavers. Rope off area.	10,800 (Main Pool)	\$ 8,610
Same as above to community pool # 2 in Townhome area.	4,990 (Pool #2)	\$ 3,940

No foot traffic for 6 hours. Please turn any irrigation off that might hit the pavers.		
2 Year Warranty.	TOTAL :	\$ 12,550

EXHIBIT 12.3

RETURN TO AGENDA

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

EXHIBIT 13

RETURN TO AGENDA

Long Lake Ranch Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2025

Long Lake Ranch CDD
Balance Sheet
December 31, 2025

	General Fund	Reserve Fund	Debt Service 2014 Fund	Debt Service 2015 Fund	Debt Service 2016 Fund	Total
1 Assets:						
2 Operating Account-SS	\$ 312,587	\$ -	\$ -	\$ -	\$ -	\$ 312,587
3 Money Market Account- SS	3,181,507	1,283,784	-	-	-	4,465,291
4 Debit Card - SS	1,412	-	-	-	-	1,412
5 Small Checking - SS	500					500
6 Petty Cash	3,187		-	-	-	3,187
7 Trust Accounts						
8 Revenue Fund	-	-	136,216	61,505	35,550	233,271
9 Reserve Fund	-	-	316,250	117,969	95,378	529,597
10 Prepayment Fund	-	-	250	-	116	366
11 Accounts Receivable	10,800	-	-	-	-	10,800
12 Assessments Receivable-On Roll	-	-	-	-	-	-
13 Excess Fees - Receivable	-	-	-	-	-	-
14 Due from Other Funds	-	-	350,688	260,598	211,940	823,226
15 Prepaid Expenses	1,480	-	-	-	-	1,480
16 Deposits	61,859	-	-	-	-	61,859
17 TOTAL ASSETS	<u>3,573,331</u>	<u>1,283,784</u>	<u>803,404</u>	<u>440,072</u>	<u>342,984</u>	<u>6,443,575</u>
18 Liabilities:						
19 Accounts Payable	43,917	-	-	-	-	43,917
20 Sales Tax	-	-	-	-	-	-
21 Accrued Expenses	10,099	-	-	-	-	10,099
22 Deffered Revenue-On Roll	-	-	-	-	-	-
20 Due to Other Funds	823,226	-	-	-	-	823,226
23 TOTAL LIABILITIES	<u>877,242</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>877,242</u>
24 Fund Balance						
25 Non-Spendable	63,338	-	-	-	-	63,338
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	-	-	803,404	440,072	342,984	1,586,460
29 Unassigned	2,135,252	-	-	-	-	2,135,252
30 TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 3,573,331</u>	<u>\$ 1,283,784</u>	<u>\$ 803,404</u>	<u>\$ 440,072</u>	<u>\$ 342,984</u>	<u>\$ 6,443,575</u>

LONG LAKE RANCH CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through December 31, 2025

	FY2026 Month of October	FY2025 Month of November	FY2025 Month of December	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	\$ 806,684	\$ 969,561	\$ 1,202,714	\$ (233,153)	81%
4 Assessments Levied for General Fund Transfer to Res	-	-	350,000	350,000	350,000	-	100%
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	-	13,411	13,661	-	13,661	0%
12 Interest	8,344	6,627	8,538	23,509	-	23,509	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	1,178,632	1,357,731	1,635,232	(277,501)	83%
17 Expenditures:							
18 Administrative							
19 Supervisors-Regular Meetings	1,015	1,015	800	2,831	13,000	(10,169)	22%
20 Supervisors-Workshops	-	-	-	-	1,000	(1,000)	0%
21 Payroll Taxes (BOS)	61	61	61	184	1,071	(887)	17%
22 Payroll Services Fees	50	50	50	150	700	(550)	21%
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	4,161	11,358	45,000	(33,642)	25%
29 District Engineer	-	-	-	-	10,000	(10,000)	0%
30 Arbitrage Rebate Calculation	-	-	-	-	1,500	(1,500)	0%
31 Trustee Fees	3,950	-	-	3,950	13,768	(9,818)	29%
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	-	-	210	210	250	(40)	84%
36 Legal Advertising	-	-	55	55	1,500	(1,445)	4%
37 Website Hosting	-	-	1,538	1,538	2,015	(478)	76%
38 TOTAL ADMINISTRATIVE	8,443	11,551	6,874	26,867	131,829	(104,962)	20%
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	4,460	9,557	61,200	(51,643)	16%
44 Utilities-Streetlights	-	8,698	8,682	17,380	117,300	(99,920)	15%
45 Utilities-Water/Sewer	58	276	3,238	3,571	18,000	(14,429)	20%
46 Utilities-Solid Waste Assessment	-	-	221	221	1,530	(1,309)	14%
47 Utilities-Solid Waste Removal	120	120	120	360	2,040	(1,680)	18%
48 TOTAL UTILITIES	178	14,191	16,721	31,090	200,070	(168,980)	16%
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 December 31, 2025

	FY2026 Month of October	FY2025 Month of November	FY2025 Month of December	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	215	1,048	5,000	(3,952)	21%
54 Fountain Service Repair & Maintenance	-	1,546	136	1,682	5,000	(3,318)	34%
55 Aquatic Maintenance	2,460	2,460	2,460	7,380	29,520	(22,140)	25%
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	14,085	42,256	180,920	(138,665)	23%
62 Landscape Replacement-Mulch	-	-	49,500	49,500	72,000	(22,500)	69%
63 Landscape Replacement Annuals	8,181	-	8,181	16,362	39,996	(23,634)	41%
64 Landscape Replacement Plants & Shrubs	-	-	-	-	90,760	(90,760)	0%
65 Tree Trimming & Maintenance	4,400	-	3,200	7,600	45,000	(37,400)	17%
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	-	-	2,500	2,500	15,000	(12,500)	17%
69 Volunteer Supplies	-	-	-	-	-	-	0%
70 Pressure Washing	-	-	-	-	37,000	(37,000)	0%
71 Field Contingency	2,600	-	453	3,053	30,627	(27,574)	10%
72 TOTAL PHYSICAL ENVIRONMENT	32,177	19,688	80,730	132,596	595,673	(463,077)	22%
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	18,885	39,157	141,296	(102,139)	28%
80 Seasonal Pool Attendants	-	-	-	-	9,800	(9,800)	0%
81 Cell Phone for Attendants	-	-	-	-	100	(100)	0%
82 Pool Maintenance-Contract	3,200	3,230	3,200	9,630	40,000	(30,370)	24%
83 Dog Waste Station Supplies	-	-	-	-	3,000	(3,000)	0%
84 Amenity Maintenance & Repair	1,901	1,501	1,717	5,118	21,000	(15,882)	24%
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	100	300	3,600	(3,300)	8%
94 Clubhouse Janitorial Supplies	-	-	-	-	3,000	(3,000)	0%
95 TOTAL PARKS & RECREATION	15,975	15,164	23,902	55,041	242,346	(187,305)	23%
96 Project Budget							
97 Capital Outlay	-	-	-	-	50,000	(50,000)	0%
98 TOTAL PROJECT BUDGET	-	-	-	-	50,000	(50,000)	0%
99 Total Expenditures	88,891	60,594	128,226	277,712	1,285,231	(1,007,519)	22%
100 Total Excess Expenditures Over (Under) Revenues	(79,797)	109,410	1,050,406	1,080,020	350,001	1,007,519	
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	1,536,273	1,645,683	1,616,070	1,616,070		
107 Net Change In Fund Balance	(79,797)	109,410	1,050,406	1,080,020	700,001		
108 Fund Balance - Ending-Projected	1,536,273	1,645,683	2,696,088	2,696,089	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 December 31, 2025

	FY 2026 Approved Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget Year-to-Date
1 <u>Revenues:</u>			
2 Special Assessments-On Roll (NET)	\$ -	\$ -	\$ -
3 Early Payment-Discount	-	-	-
4 Excess Fees	-	-	-
5 Interest & Miscellaneous	-	-	-
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	-
19 Fund Balance - Ending	\$ 1,633,784	\$ 1,283,784	\$ (350,000)
20 <u>Analysis of Fund Balance</u>			
21 Assigned: Future Capital Improvements	1,283,784	1,283,784	
23 Fund Balance - Ending	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 December 31, 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)	\$ 317,500	\$ 348,346	\$ 30,846
3 Excess Fees	-	-	-
4 Interest Revenue	-	4,872	4,872
5 Total Revenues	317,500	353,218	35,718
6 Expenditures:			
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	316,350	111,800	(204,550)
14 Excess Expenditures Over (Under) Exp.	1,150	241,418	240,268
15 NET Change in Fund Balance	1,150	241,418	240,268
16 Fund Balance-Beginning	561,986	561,986	-
17 Fund Balance - Ending	\$ 563,136	\$ 803,404	\$ 240,268

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 December 31, 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)	\$ 235,938	\$ 258,860	\$ 22,922
3 Excess Fees	-	-	-
4 Interest Revenue	-	2,297	2,297
5 Total Revenues	235,938	261,157	25,219
6 <u>Expenditures:</u>			
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	232,738	82,419	(150,319)
14 Excess Expenditures Over (Under) Exp.	3,200	178,738	175,538
15 NET Change in Fund Balance	3,200	178,738	175,538
16 Fund Balance-Beginning	261,334	261,334	-
17 Fund Balance - Ending	\$ 264,534	\$ 440,072	\$ 175,538

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 December 31, 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)	\$ 191,881	\$ 210,523	\$ 18,642
3 Excess Fees	-	-	-
4 Interest Revenue	-	1,700	1,700
5 Total Revenues	191,881	212,222	20,341
6 <u>Expenditures:</u>			
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	191,700	63,744	(127,956)
14 Excess Expenditures Over (Under) Exp.	181	148,479	148,297
15 NET Change in Fund Balance	181	148,479	148,298
16 Fund Balance-Beginning	194,505	194,505	-
17 Fund Balance - Ending	\$ 194,686	\$ 342,984	\$ 148,298

-

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

Balance per Bank Statement	382,758
Plus: Deposits in Transit	-
Less: Outstanding Checks	(70,172)
<i>Adjusted Bank Balance</i>	312,587

Beginning Balance	371,303
Receipts	1,886,889
Disbursements	(1,945,606)
<i>Balance per Book</i>	312,587

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	46,212.77
10/9/25	100925ach2	Frontier	Phone-Internet 9/15-10/14/25		265.92	45,946.85
10/10/25	101025ach	Coastal Waste & Recycling, Inc.	waste collection		120.24	45,826.61
10/10/25	101025ach	Engage PEO	BOS 10-2-25		757.10	45,069.51
10/10/25	71	William Pellan	BOS MTG 10/2-25		184.70	44,884.81
10/10/25	72	Darrell Thompson	BOS 10-2-25		184.70	44,700.11
10/15/25	5081	RedTree Landscape Systems	landscape enhancement		8,181.00	36,519.11
10/15/25	101525ach	Florida Commerce	Special Dist Filling Fee		175.00	36,344.11
10/20/25	5082	Bryans Fence LLC	Fence word		12,600.00	23,744.11
10/21/25	5083	Turner Pest Control LLC	pest control		100.00	23,644.11
10/21/25	5085	American Power Washing			2,249.00	21,395.11
10/22/25	102225ach	Pasco County Utilities Services Branch	18981 long lake ranch blvd		173.40	21,221.71
10/22/25	102225ach1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		148.55	21,073.16
10/24/25			Funds Transfer Out		500.00	20,573.16
10/28/25	5086	GHS LLC	Aquatic Maint		2,460.00	18,113.16
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	85,995.16
10/31/25	103125ach	Duke Energy	Summary Bill 9/3-10/1		12,946.08	73,049.08
10/31/25				105,129.29	119,352.49	73,049.08
11/3/25	5087	Cooper Pools Inc	Pool Maintenance		3,200.00	69,849.08
11/3/25	5088	RedTree Landscape Systems	Landscape Maint		14,085.25	55,763.83
11/3/25	5089	Anchor Stone Management, LLC	Invoice for payroll		4,989.10	50,774.73
11/3/25	5090	Anchor Stone Management, LLC	Inv 18		3,583.34	47,191.39
11/3/25	5091	Anchor Stone Management, LLC	Invoice for payroll		5,178.47	42,012.92
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	132,992.22
11/10/25	5093	Blue Water Aquatics, Inc	Fountain Insp & Cleaning Serv		750.00	132,242.22
11/10/25	5094	Kutak Rock LLP	Gen prof Legal serv		2,150.00	130,092.22
11/10/25	5095	Kutak Rock LLP	Gen prof Legal serv		1,128.50	128,963.72
11/10/25	111025ach	Frontier	Phone and Internet		266.67	128,697.05
11/10/25	111025ach2	Frontier	Phone and Internet		150.99	128,546.06
11/10/25			Deposit	0.03		128,546.09
11/14/25	111425ach	Engage PEO	BOS 11-6-25		757.10	127,788.99
11/14/25	73	William Pellan	BOS MTG 11/6/25		184.70	127,604.29

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
11/14/25			Deposit	123,147.85		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	O 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
12/1/25	5105	RedTree Landscape Systems	Landscape Maint		14,085.25	355,967.96
12/1/25	5106	Kutak Rock LLP	Reference: General prof Legal services.		2,150.00	353,817.96
12/1/25	5107	Kutak Rock LLP	Reference: General prof Legal services.		1,769.00	352,048.96
12/1/25	120125ach	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION		120.24	351,928.72
12/1/25	120125ach2	Duke Energy	Summary Bill 10/2-11/3/25		13,795.59	338,133.13
12/4/25	5108	American Illuminations & Decor Inc	Holiday wreath install/takedown		2,500.00	335,633.13
12/5/25			Deposit	1,733,911.83		2,069,544.96
12/5/25			Deposit	3,000.00		2,072,544.96
12/5/25			Deposit	10,411.00		2,082,955.96
12/7/25	5109	Cooper Pools Inc	Pool Maintenance		3,200.00	2,079,755.96
12/8/25	5110	Mike Fasano. Pasco County Tax Collector	Property Tax Collection/ 33-26-18-0030-OP200-0000		110.58	2,079,645.38
12/8/25	5111	Mike Fasano. Pasco County Tax Collector	Property Tax Collection/ 34-26-18-0020-00000-OP10		92.15	2,079,553.23
12/8/25	5112	Mike Fasano. Pasco County Tax Collector	Parcel ID 3426180020000000P10, 2025 Solid Waste Assessment		110.58	2,079,442.65
12/8/25	5113	Mike Fasano. Pasco County Tax Collector	Parcel ID 33261800300P2000000, 2025 Solid Waste Assessment		110.58	2,079,332.07
12/8/25	5114	SchoolNow	CDD ADA-PDF		1,537.50	2,077,794.57
12/9/25	5115	RedTree Landscape Systems	tree removal		3,200.00	2,074,594.57
12/9/25	120925ach	Frontier	Phone and Internet 11/15-12/14/25		266.67	2,074,327.90
12/9/25	120925ach1	Frontier	Phone and Internet 11/15-12/14/25		150.99	2,074,176.91
12/10/25	5116	Anchor Stone Management, LLC			9,172.06	2,065,004.85
12/11/25			Deposit	130,893.08		2,195,897.93
12/12/25	121225ach	Engage PEO	BOS 12-4-25		726.50	2,195,171.43
12/12/25	75	Darrell Thompson	BOS 12-4-25		184.70	2,194,986.73
12/12/25	5117	Keystone Backflow Services LLC	backflow testing		453.00	2,194,533.73
12/14/25	5118	Anchor Stone Management, LLC	Invoice for payroll		4,544.25	2,189,989.48
12/16/25	5119	Turner Pest Control LLC	pest control		100.00	2,189,889.48
12/16/25	121625ach	Florida Department of Revenue	sales tax dec 2025		6.91	2,189,882.57
12/17/25			Funds Transfer		1,000.00	2,188,882.57
12/18/25			Deposit	576.64		2,189,459.21
12/18/25			Deposit	8,096.68		2,197,555.89
12/19/25	121925ach	Pasco County Utilities Services Branch	O COMMUNITY CENTER		3,074.61	2,194,481.28
12/19/25	121925ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	2,194,317.78
12/21/25	5120	GHS LLC	2025 Aquatic Maintenance.		2,460.00	2,191,857.78
12/21/25	5121	Business Observer	Inv for 9/27/24		54.69	2,191,803.09
12/21/25	5122	Kutak Rock LLP	General prof Legal services.		2,150.00	2,189,653.09
12/21/25	5123	Kutak Rock LLP	General prof Legal services.		2,010.50	2,187,642.59

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
12/21/25	5124	RedTree Landscape Systems	landscape enhancement-seasonal flowers		8,181.00	2,179,461.59
12/23/25			Funds Transfer		1,800,000.00	379,461.59
12/28/25	5126	RedTree Landscape Systems	fall mulch installation		49,500.00	329,961.59
12/29/25	5128	Turner Pest Control LLC	pest control		100.00	329,861.59
12/29/25	5129	Haven Management Solutions	Billiing #3		5,168.75	324,692.84
12/29/25	5131	Haven Management Solutions	Billiing #4		215.05	324,477.79
12/30/25	123025ach	Duke Energy	Summary Bill 11/4-12/1/25		13,141.27	311,336.52
12/31/25				1,886,889.23	1,945,605.92	311,336.52

EXHIBIT 14

RETURN TO AGENDA

7:41 PM

01/29/26

Accrual Basis

Long Lake Ranch CDD

Transactions by Account

As of December 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit
1. General Fund						
Bill Pm...	12/01/2025	5105	RedTree Lands...	Landscape Maint		14,085.25
Bill Pm...	12/01/2025	5106	Kutak Rock LLP	Reference: General prof Legal services.		2,150.00
Bill Pm...	12/01/2025	5107	Kutak Rock LLP	Reference: General prof Legal services.		1,769.00
Bill Pm...	12/01/2025	12012...	Coastal Waste ...	Reference: MONTHLY - WASTE COLLEC...		120.24
Bill Pm...	12/01/2025	12012...	Duke Energy	Summary Bill 10/2-11/3/25		13,795.59
Bill Pm...	12/04/2025	5108	American Illumi...	Holiday wreath install/takedown		2,500.00
Deposit	12/05/2025			Deposit	1,733,911.83	
Deposit	12/05/2025			Deposit	3,000.00	
Deposit	12/05/2025			Deposit	10,411.00	
Bill Pm...	12/07/2025	5109	Cooper Pools Inc	Pool Maintenance		3,200.00
Bill Pm...	12/08/2025	5110	Mike Fasano. P...	PropTax 33-26-18-0030-OP200-0000		110.58
Bill Pm...	12/08/2025	5111	Mike Fasano. P...	PropTax 34-26-18-0020-00000-0P10		92.15
Bill Pm...	12/08/2025	5112	Mike Fasano. P...	Parcel 3426180020000000P10 Solid Waste		110.58
Bill Pm...	12/08/2025	5113	Mike Fasano. P...	Parcel 33261800300P2000000,Solid Waste		110.58
Bill Pm...	12/08/2025	5114	SchoolNow	CDD ADA-PDF		1,537.50
Bill Pm...	12/09/2025	5115	RedTree Lands...	tree removal		3,200.00
Bill Pm...	12/09/2025	12092...	Frontier	Phone and Internet		266.67
Bill Pm...	12/09/2025	12092...	Frontier	Phone and Internet		150.99
Bill Pm...	12/10/2025	5116	Anchor Stone M...			9,172.06
Deposit	12/11/2025			Deposit	130,893.08	
Bill Pm...	12/12/2025	12122...	Engage PEO	BOS 12-4-25		726.50
Bill Pm...	12/12/2025	75	Darrell Thompson	BOS 12-4-25		184.70
Bill Pm...	12/12/2025	5117	Keystone Backfl...	backflow testing		453.00
Bill Pm...	12/14/2025	5118	Anchor Stone M...	Invoice for payroll		4,544.25
Bill Pm...	12/16/2025	5119	Turner Pest Co...	pest control		100.00
Bill Pm...	12/16/2025	12162...	Florida Departm...	sales tax dec 2025		6.91
Transfer	12/17/2025			Funds Transfer		1,000.00
Deposit	12/18/2025			Deposit	576.64	
Deposit	12/18/2025			Deposit	8,096.68	
Bill Pm...	12/19/2025	12192...	Pasco County U...	0 COMMUNITY CENTER		3,074.61
Bill Pm...	12/19/2025	12192...	Pasco County U...	18981 LONG LAKE RANCH		163.50
Bill Pm...	12/21/2025	5120	GHS LLC	2025 Aquatic Maintenance.		2,460.00
Bill Pm...	12/21/2025	5121	Business Obser...	Inv for 9/27/24		54.69
Bill Pm...	12/21/2025	5122	Kutak Rock LLP	General prof Legal services.		2,150.00
Bill Pm...	12/21/2025	5123	Kutak Rock LLP	General prof Legal services.		2,010.50
Bill Pm...	12/21/2025	5124	RedTree Lands...	landscape -seasonal flowers		8,181.00
Transfer	12/23/2025			Funds Transfer		1,800,000.00
Bill Pm...	12/28/2025	5126	RedTree Lands...	fall mulch installation		49,500.00
Bill Pm...	12/29/2025	5128	Turner Pest Co...	pest control		100.00
Bill Pm...	12/29/2025	5129	Haven Manage...	Billiing #3		5,168.75
Bill Pm...	12/29/2025	5131	Haven Manage...	Billiing #4		215.05
Bill Pm...	12/30/2025	12302...	Duke Energy	Summary Bill		13,141.27
Total 1. General Fund					1,886,889.23	1,945,605.92
TOTAL					1,886,889.23	1,945,605.92

The Anchor Stone invoice was for 2 amenity billngs was for staffing we have requested a copy of the invoice for records - the bills were for two invoices \$4,132.46 and \$5,039.60

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

Invoice 32303



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

DATE	PLEASE PAY	DUE DATE
12/01/2025	\$14,085.25	12/01/2025

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

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

TOTAL DUE \$14,085.25

THANK YOU.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 19, 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. 3674434

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3674434
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

11/04/25	S. Sandy	Prepare for board meeting
11/06/25	S. Sandy	Prepare for and attend board meeting; conduct follow up regarding same
11/10/25	D. Wilbourn	Board meeting follow up; prepare addendum to pool resurfacing proposal
11/12/25	D. Wilbourn	Board meeting follow up

TOTAL FOR SERVICES RENDERED	\$2,150.00
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TOTAL CURRENT AMOUNT DUE	<u>\$2,150.00</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 28, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3658909

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. 3658909

12123-1

Re: General Counsel

For Professional Legal Services Rendered

10/01/25	S. Sandy	0.50	152.50	Confer with Cotey regarding SR 54 signage
10/03/25	S. Sandy	0.30	91.50	Review correspondence from Thibault regarding traffic enforcement on public roads; confer regarding same
10/24/25	S. Sandy	0.70	213.50	Confer with G. Smith regarding Pasco County road ownership; prepare towing policy
10/29/25	S. Sandy	0.80	244.00	Review refunding presentation; review and revise towing policy
10/30/25	S. Sandy	0.40	122.00	Confer with Thibault regarding Open Carry application to special districts
10/31/25	S. Sandy	3.10	945.50	Prepare towing policy
TOTAL HOURS		5.80		

KUTAK ROCK LLP

Long Lake Ranch CDD

November 28, 2025

Client Matter No. 12123-1

Invoice No. 3658909

Page 2

TOTAL FOR SERVICES RENDERED	\$1,769.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,769.00</u>
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INVOICE

COASTAL WASTE & RECYCLING - SW
4950 COMMUNICATION AVE
STE 920
BOCA RATON, FL 33431

INVOICE NO.	0001272661
PAGE	1
DATE	Dec-01-25
CUSTOMER NO.	16948
SITE NO.	0
REFERENCE	

This invoice is on auto pay which is why it reflects a zero balance due

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

AMOUNT DUE	\$0.00
AMOUNT PAID	

Paid

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
14 - Nov	A\R Adjustment on Invoice O A	OAappl - 0001229357	APPLIED OA		\$120.24
14 - Nov	A\R Adjustment on Invoice 0001229357	OAappl - O A	APPLIED OA		(\$120.24)
09 - Dec	Payment on Invoice 0001272661 (0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD	*****3902:48971342 (4	PRE AUTH CHECK		\$120.24
01 - Dec	MONTHLY - WASTE COLLECTION Dec 01/25 - Dec 31/25		\$103.840	1.00	\$103.84
01 - Dec	ADMIN FEE - MONTHLY Dec 01/25 - Dec 31/25		\$3.950	1.00	\$3.95
01 - Dec	RECOVERY FEE				\$12.45

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

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

TOTAL INVOICE	\$120.24
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DON'T PAY THIS AMOUNT	\$0.00
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INVOICE NO.	0001272661
PAGE	1
DATE	Dec-01-25
CUSTOMER NO.	16948
SITE NO.	0
REFERENCE	

LONG LAKE RANCH COMM DEV DIS

Bill date Nov 10, 2025

For service Oct 2 - Nov 3
33 days

Billing summary

Previous Amount Due	\$12,946.08
Payment Received Oct 31	-12,946.08
Current Electric Charges	5,097.12
Current Lighting Charges	8,523.34
Taxes	175.13
Total Amount Due Dec 01	\$13,795.59

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

Collective account number **9300 0001 2497**

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.80
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	318.32
910089634607	2091 SERENOA DR LUTZ FL 33558	30.80
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.80
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.80

Late payments are subject to a 1.0% late charge.

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



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

Collective account number
9300 0001 2497

Amount of automatic draft

\$13,795.59
by Dec 1

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

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

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

889300000124970006600000000000000137955900013795599

We're here for you

Report an emergency

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

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	360.12
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,680.98
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,275.45
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.80
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	398.27
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	139.87
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	483.55
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	30.80
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	31.32
910089458097	2137 SERENOA DR LUTZ FL 33558	30.80
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	30.80
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	3,246.29
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	36.52
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,815.81
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	721.05
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	30.80
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	527.20

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	30.80
910084355645	000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	360.44
	Total Charges	\$13,795.59

Billing details

Account Information	Billing Details			Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 4513470	Energy Charge	7.07	
	Bill Period: Oct 02 - Nov 03	Fuel Charge	2.28	
	Present Read: 3071	Asset Securitization Charge	0.11	
	Previous Read: 3013	Minimum Bill Adjustment	3.22	
	Billed Usage: 58			
	Billed kWh 58.000			
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$310.09
	Meter Number: 1049037	Energy Charge	218.75	
	Bill Period: Oct 02 - Nov 03	Fuel Charge	70.53	
	Present Read: 102003	Asset Securitization Charge	3.49	
	Previous Read: 100206			
	Billed Usage: 1797			
	Billed kWh 1797.000			
			Regulatory Assessment Fee	0.27
			Gross Receipts Tax	7.96
			Total	\$318.32
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 8246384	Energy Charge	5.59	
	Bill Period: Oct 02 - Nov 03	Fuel Charge	1.81	
	Present Read: 2080	Asset Securitization Charge	0.09	
	Previous Read: 2034	Minimum Bill Adjustment	5.19	
	Billed Usage: 46			
	Billed kWh 46.000			
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 3410166	Energy Charge	2.45	
	Bill Period: Oct 02 - Nov 03	Fuel Charge	0.79	
	Present Read: 1657	Asset Securitization Charge	0.04	
	Previous Read: 1637	Minimum Bill Adjustment	9.40	
	Billed Usage: 20			
	Billed kWh 20.000			
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 4463323	Energy Charge	4.01	
	Bill Period: Oct 02 - Nov 03	Fuel Charge	1.30	

Billing details - continued

Account Information	Billing Details			Amounts
	Present Read:	1022	Asset Securitization Charge	0.06
	Previous Read:	989	Minimum Bill Adjustment	7.31
	Billed Usage:	33		
	Billed kWh	33,000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32
	Meter Number:	915209	Energy Charge	8.64
	Bill Period:	Oct 02 - Nov 03	Fuel Charge	2.79
	Present Read:	2563	Asset Securitization Charge	0.14
	Previous Read:	2492	Minimum Bill Adjustment	1.11
	Billed Usage:	71		
	Billed kWh	71,000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32
	Meter Number:	4465473	Energy Charge	249.18
	Bill Period:	Oct 02 - Nov 03	Fuel Charge	80.34
	Present Read:	107358	Asset Securitization Charge	3.97
	Previous Read:	105311		
	Billed Usage:	2047		
	Billed kWh	2047,000		
			Regulatory Assessment Fee	0.31
			Gross Receipts Tax	9.00
			Total	\$360.12
910089595996 LONG LAKE RANCH COMM DEV DIS O SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.86
	Bill Period:	Oct 02 - Nov 03	Energy Charge	152.12
			Fuel Charge	85.88
	54W MITCH LED PT CLR	38	Asset Securitization Charge	1.39
	SV FLAGLER ACR 9500L	2,205	54W MITCH LED PT CLR	33.96
			SV FLAGLER ACR 9500L	716.40
			54W MITCH LED PT CLR	4.08
			SV FLAGLER ACR 9500L	129.15
			16 DEC CNCRT W/DEC BS/ WSHNGTN	548.49
			Regulatory Assessment Fee	1.46
			Gross Receipts Tax	6.19
			Total	\$1,680.98
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.86
	Bill Period:	Oct 02 - Nov 03	Energy Charge	324.17
			Fuel Charge	183.03
	49W TRADITIONAL LED	17	Asset Securitization Charge	2.96

Billing details - continued

Account Information	Billing Details				Amounts
	54W MITCH LED PT CLR	133	50MTCHTR III3K THRBM	16.98	
	54W MITCH LED TOPHAT	38	50 MTCHT III 3K TH	21.44	
	50 MTCH III 3K F	57	50 MTCH III 3K F	64.32	
	50 MTCHT III 3K TH	19	54W MITCH LED TOPHAT	33.96	
	50MTCHTR III3K THRBM	19	54W MITCH LED PT CLR	118.86	
	213W LED SHBX BNZIII	75	213W LED SHBX BNZIII	14.42	
	SV DRC27500	1,188	SV FLAGLER ACR 9500L	1,050.72	
	SV FLAGLER ACR 9500L	3,234	SV DRC27500	132.00	
			49W TRADITIONAL LED	6.95	
			SV DRC27500	31.79	
			SV FLAGLER ACR 9500L	189.42	
			49W TRADITIONAL LED	2.04	
			213W LED SHBX BNZIII	2.04	
			54W MITCH LED PT CLR	14.28	
			54W MITCH LED TOPHAT	4.08	
			50 MTCH III 3K F	6.12	
			50 MTCHT III 3K TH	2.04	
			50MTCHTR III3K THRBM	2.04	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	945.27	
			35 TT CNCRT/N-FLD MOUNT/1-4FIX	88.68	
			Regulatory Assessment Fee	2.84	
			Gross Receipts Tax	13.14	
			Total		\$15.98
					\$3,275.45
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32	\$30.00
	Meter Number:	8246383	Energy Charge	5.84	
	Bill Period:	Oct 02 - Nov 03	Fuel Charge	1.88	
	Present Read:	1642	Asset Securitization Charge	0.09	
	Previous Read:	1594	Minimum Bill Adjustment	4.87	
	Billed Usage:	48			
	Billed kWh	48.000			
			Regulatory Assessment Fee	0.03	\$0.80
			Gross Receipts Tax	0.77	
			Total		\$30.80
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32	\$387.97
	Meter Number:	1049785	Energy Charge	276.95	
	Bill Period:	Oct 02 - Nov 03	Fuel Charge	89.29	
	Present Read:	119711	Asset Securitization Charge	4.41	
	Previous Read:	117436			
	Billed Usage:	2275			
	Billed kWh	2275.000			
			Regulatory Assessment Fee	0.34	\$10.30
			Gross Receipts Tax	9.96	
			Total		\$398.27

Account Information	Billing Details			Amounts	
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32	\$136.25
	Meter Number:	4451364	Energy Charge	88.86	
	Bill Period:	Oct 02 - Nov 03	Fuel Charge	28.65	
	Present Read:	107917	Asset Securitization Charge	1.42	
	Previous Read:	107187			
	Billed Usage:	730			
	Billed kWh	730.000			
			Regulatory Assessment Fee	0.12	\$3.62
			Gross Receipts Tax	3.50	
	Total			\$139.87	
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32	\$471.05
	Meter Number:	2778290	Energy Charge	339.02	
	Bill Period:	Oct 02 - Nov 03	Fuel Charge	109.31	
	Present Read:	129006	Asset Securitization Charge	5.40	
	Previous Read:	126221			
	Billed Usage:	2785			
	Billed kWh	2785.000			
			Regulatory Assessment Fee	0.41	\$12.50
			Gross Receipts Tax	12.09	
	Total			\$483.55	
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32	\$30.00
	Meter Number:	8263689	Energy Charge	6.57	
	Bill Period:	Oct 02 - Nov 03	Fuel Charge	2.12	
	Present Read:	1937	Asset Securitization Charge	0.10	
	Previous Read:	1883	Minimum Bill Adjustment	3.89	
	Billed Usage:	54			
	Billed kWh	54.000			
			Regulatory Assessment Fee	0.03	\$0.80
			Gross Receipts Tax	0.77	
	Total			\$30.80	
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32	\$30.51
	Meter Number:	8246382	Energy Charge	9.85	
	Bill Period:	Oct 02 - Nov 03	Fuel Charge	3.18	
	Present Read:	1959	Asset Securitization Charge	0.16	
	Previous Read:	1878			
	Billed Usage:	81			
	Billed kWh	81.000			
			Regulatory Assessment Fee	0.03	\$0.81
			Gross Receipts Tax	0.78	
	Total			\$31.32	
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32	\$30.00
	Meter Number:	4470114	Energy Charge	5.84	
	Bill Period:	Oct 02 - Nov 03	Fuel Charge	1.88	

Billing details - continued

Account Information	Billing Details			Amounts
	Present Read:	1861	Asset Securitization Charge	0.09
	Previous Read:	1813	Minimum Bill Adjustment	4.87
	Billed Usage:	48		
	Billed kWh	48.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32
	Meter Number:	4522761	Energy Charge	4.74
	Bill Period:	Oct 02 - Nov 03	Fuel Charge	1.53
	Present Read:	1720	Asset Securitization Charge	0.08
	Previous Read:	1681	Minimum Bill Adjustment	6.33
	Billed Usage:	39		
	Billed kWh	39.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.86
	Bill Period:	Oct 02 - Nov 03	Energy Charge	288.03
			Fuel Charge	162.62
	50 OTRAD BLK III 3K	17	Asset Securitization Charge	2.63
	54W MITCH LED PT CLR	57	50 OTRAD BLK III 3K	8.32
	50 MTCHR III 3K RBM	38	50 MTCHT III 3K TH	21.44
	50 MTCHT III 3K TH	19	50 MTCHR III 3K RBM	33.96
	SV FLAGLER ACR 9500L	4,116	54W MITCH LED PT CLR	50.94
			SV FLAGLER ACR 9500L	1,337.28
			SV FLAGLER ACR 9500L	241.08
			54W MITCH LED PT CLR	6.12
			50 MTCHR III 3K RBM	4.08
			50 MTCHT III 3K TH	2.04
			50 OTRAD BLK III 3K	2.04
			16 DEC CNCRT W/DEC BS/ WSHNGTN	1,061.97
			35 TT CNCRT/N-FLD MOUNT/1-4FIX	7.39
			Regulatory Assessment Fee	2.81
			Gross Receipts Tax	11.68
			Total	\$3,246.29
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32
	Meter Number:	4465449	Energy Charge	13.64
	Bill Period:	Oct 02 - Nov 03	Fuel Charge	4.40
	Present Read:	5430	Asset Securitization Charge	0.22
	Previous Read:	5318		
	Billed Usage:	112		
	Billed kWh	112.000		

Billing details - continued

Account Information	Billing Details		Amounts
	Regulatory Assessment Fee	0.03	\$0.94
	Gross Receipts Tax	0.91	
	Total		\$36.52
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 222519	Energy Charge	1,308.72
	Bill Period: Oct 02 - Nov 03	Fuel Charge	421.98
	Present Read: 515929	Asset Securitization Charge	20.86
	Previous Read: 505178		
	Billed Usage: 10751		\$1,768.88
	Billed kWh 10751.000		
	Regulatory Assessment Fee	1.54	\$46.93
	Gross Receipts Tax	45.39	
	Total		\$1,815.81
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 915370	Energy Charge	6.82
	Bill Period: Oct 02 - Nov 03	Fuel Charge	2.20
	Present Read: 1863	Asset Securitization Charge	0.11
	Previous Read: 1807	Minimum Bill Adjustment	3.55
	Billed Usage: 56		\$30.00
	Billed kWh 56.000		
	Regulatory Assessment Fee	0.03	\$0.80
	Gross Receipts Tax	0.77	
	Total		\$30.80
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 5407312	Energy Charge	511.88
	Bill Period: Oct 02 - Nov 03	Fuel Charge	165.05
	Present Read: 365989	Asset Securitization Charge	8.16
	Previous Read: 361784		
	Billed Usage: 4205		\$702.41
	Billed kWh 4205.000		
	Regulatory Assessment Fee	0.61	\$18.64
	Gross Receipts Tax	18.03	
	Total		\$721.05
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 2778178	Minimum Bill Adjustment	12.68
	Bill Period: Oct 02 - Nov 03		
	Present Read: 53844		
	Previous Read: 53844		
	Billed Usage: 0		\$30.00
	Billed kWh 0.000		
	Regulatory Assessment Fee	0.03	\$0.80
	Gross Receipts Tax	0.77	
	Total		\$30.80

Account Information	Billing Details			Amounts	
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32	\$513.57
	Meter Number:	1015813	Energy Charge	370.78	
	Bill Period:	Oct 02 - Nov 03	Fuel Charge	119.56	
	Present Read:	326185	Asset Securitization Charge	5.91	
	Previous Read:	323139			
	Billed Usage:	3046			
	Billed kWh	3046.000			
			Regulatory Assessment Fee	0.45	\$13.63
		Gross Receipts Tax	13.18		
				Total	\$527.20
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32	\$30.00
	Meter Number:	915368	Energy Charge	5.96	
	Bill Period:	Oct 02 - Nov 03	Fuel Charge	1.92	
	Present Read:	1605	Asset Securitization Charge	0.10	
	Previous Read:	1556	Minimum Bill Adjustment	4.70	
	Billed Usage:	49			
	Billed kWh	49.000			
			Regulatory Assessment Fee	0.03	\$0.80
		Gross Receipts Tax	0.77		
				Total	\$30.80
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32	\$30.00
	Meter Number:	2776049	Minimum Bill Adjustment	12.68	
	Bill Period:	Oct 02 - Nov 03			
	Present Read:	0			
	Previous Read:	0			
	Billed Usage:	0			
	Billed kWh	0.000			
			Regulatory Assessment Fee	0.03	\$0.80
		Gross Receipts Tax	0.77		
				Total	\$30.80
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.86	\$358.74
	Bill Period:	Oct 02 - Nov 03	Energy Charge	33.22	
	SV FLAGLER ACR 9500L	490	Fuel Charge	18.76	
			Asset Securitization Charge	0.30	
			SV FLAGLER ACR 9500L	159.20	
			SV FLAGLER ACR 9500L	28.70	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	116.70	
			Regulatory Assessment Fee	0.31	\$1.70
		Gross Receipts Tax	1.39		
				Total	\$360.44
				Total Amount Due	\$13,795.59



American Illuminations

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

✉ Patricia@anchorstonemgt.com

INVOICE	#132
PAYMENT TERMS	Upon receipt
DUE DATE	Dec 02, 2025
AMOUNT DUE	\$2,500.00

CONTACT US

8247 Westhaven Dr
Land O' Lakes, FL 34638

☎ (757) 572-3732
✉ william@american-powerwashing.com

INVOICE

Services	qty	unit price	amount
2025 Holiday Wreath Install/Takedown	1.0	\$2,500.00	\$2,500.00

Install (21) 24" Wreaths w/ bows at all monuments.

Install (2) 48" Wreaths w/ bows at LLR & Foxtail Amenity Centers (1 at each location).

Includes maintenance of all installations. If there are issues needing to be addressed, please call 813-716-5999 or email william@american-powerwashing.com.

Takedowns are guaranteed by Jan 21st, but most likely will be done by, or around, Jan 14th.

Subtotal	\$2,500.00
Job Total	\$2,500.00
Amount Due	\$2,500.00

See our [Terms & Conditions](#)

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@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.: 2025-1464
Terms: Net 30
Invoice date: 12/01/2025
Due date: 12/31/2025

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

Total

\$3,200.00

Ways to pay



View and pay

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay your current taxes online at www.pascotaxes.com

Parcel / Account Number	Escrow	Tax District
33-26-18-0030-0P200-0000		UF

LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT
c/o ANCHOR STONE MANAGEMENT LLC
255 PRIMERA BOULEVARD SUITE 160
LAKE MARY, FL 32746



2042 LAKE WATERS PLACE
LONG LAKE RANCH VILLAGE 8 PB 70
PG 034 TRACT P2 OR 9232 PG 1505
See Additional Legal on Tax Roll



Taxing Authority		Ad Valorem Taxes					Taxes Levied
		Telephone	Millage	Assessed Value	Exemption	Taxable Value	
COUNTY COMMISSION - OPERATING		727-847-8980	7.4042	0	0	0	0.00
SCHOOL OPERATING STATE LAW		727-774-2268	3.0260	0	0	0	0.00
SCHOOL - CAPITAL OUTLAY		727-774-2268	1.5000	0	0	0	0.00
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING		727-774-2268	1.0000	0	0	0	0.00
SCHOOL - LOCAL DISCRETIONARY		727-774-2268	0.7480	0	0	0	0.00
COUNTY MUNICIPAL SERVICE FIRE DIST		727-847-8980	2.1225	0	0	0	0.00
COUNTY PARKS MSTU		727-847-8980	0.0000	0	0	0	0.00
COUNTY ROADS MSTU		727-847-8980	0.4052	0	0	0	0.00
SW FLA WATER MANAGEMENT DISTRICT		800-423-1476	0.1831	0	0	0	0.00
PASCO COUNTY MOSQUITO CONTROL		727-376-4568	0.2091	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019		727-847-8980	0.0182	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020		727-847-8980	0.0364	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024		727-847-8980	0.0100	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2019		727-847-8980	0.0229	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2021		727-847-8980	0.0953	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2019		727-847-8980	0.0086	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2022		727-847-8980	0.0116	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2019		727-847-8980	0.0081	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2021		727-847-8980	0.0077	0	0	0	0.00
Total Millage			16.8169	Total Ad Valorem Taxes		\$0.00	
Levying Authority		Non-Ad Valorem Taxes					Amount
		Telephone					
LONG LAKE RANCH CDD		407-698-5350					0.00
COUNTY STORMWATER		727-834-3611					114.00
			Total Non-Ad Valorem Taxes				\$114.00
			Total Combined Taxes & Assessments				\$114.00
If Paid By Please Pay	Nov 30, 2025 \$109.44	Dec 31, 2025 \$110.58	Jan 31, 2026 \$111.72	Feb 28, 2026 \$112.86	Mar 31, 2026 \$114.00		

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

♦ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ♦

339 / 137

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay your current taxes online at www.pascotaxes.com

Parcel / Account Number	Escrow	Tax District
33-26-18-0030-0P200-0000		UF

If Paid By Please Pay	Nov 30, 2025 \$109.44	Dec 31, 2025 \$110.58	Jan 31, 2026 \$111.72	Feb 28, 2026 \$112.86	Mar 31, 2026 \$114.00
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PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276
Alt Key: 1080207

RERE/0 1-4 1-4

LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT
c/o ANCHOR STONE MANAGEMENT LLC
255 PRIMERA BOULEVARD SUITE 160
LAKE MARY, FL 32746

2042 LAKE WATERS PLACE
LONG LAKE RANCH VILLAGE 8 PB 70
PG 034 TRACT P2 OR 9232 PG 1505
See Additional Legal on Tax Roll

Pasco County Tax Collector

"Thank You for allowing us to serve you."

2022 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
34-26-18-0020-00000-0P10		91LR

Pay your current taxes online at www.pascotaxes.com

LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

19037 LONG LAKE RANCH BOULEVARD
LONG LAKE RANCH VILLAGE 2 PARCEL
S C-1 C-2 D-1 AND D-2 PB 68 PG 0
41 LOT P1 TOG WITH UTILITY ESMT
PER OR 9217 PG 2032 OR 6847 PG 0
See Additional Legal on Tax Roll



		Ad Valorem Taxes				
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.6076	0	0	0	0.00
SCHOOL OPERATING STATE LAW	727-774-2268	4.0160	0	0	0	0.00
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	0	0	0	0.00
COUNTY MUNICIPAL SERVICE FIRE	727-847-8980	1.8036	0	0	0	0.00
SW FLA WATER MANAGEMENT DISTRI	352-796-7211	0.2260	0	0	0	0.00
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2545	0	0	0	0.00
COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0268	0	0	0	0.00
COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0557	0	0	0	0.00
COUNTY JAIL BOND 2019	727-847-8980	0.0336	0	0	0	0.00
COUNTY JAIL BOND 2021	727-847-8980	0.1194	0	0	0	0.00
COUNTY PARKS & REC BOND 2019	727-847-8980	0.0126	0	0	0	0.00
COUNTY PARKS & REC BOND 2022	727-847-8980	0.0103	0	0	0	0.00
COUNTY LIBRARIES BOND 2019	727-847-8980	0.0123	0	0	0	0.00
COUNTY LIBRARIES BOND 2021	727-847-8980	0.0100	0	0	0	0.00
Total Millage		15.6884	Total Ad Valorem Taxes			\$0.00

Levying Authority	Non-Ad Valorem Taxes Telephone	Amount
LONG LAKE RANCH CDD	321-263-0132	0.00
COUNTY STORMWATER	727-834-3611	95.00
Total Non-Ad Valorem Taxes		\$ 95.00
Total Combined Taxes & Assessments		\$ 95.00

If Paid By Please Pay	Nov 30, 2022 \$91.20	Dec 31, 2022 \$92.15	Jan 31, 2023 \$93.10	Feb 28, 2023 \$94.05	Mar 31, 2023 \$95.00
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Call Center M-F 8:30AM - 5:00PM (352)521-4338 ♦ (727)847-8032 ♦ (813)235-6076 Or visit us online at www.pascotaxes.com

<><><><><><><><><> Pasco County Tax Collector Office Locations <><><><><><><><><>

DADE CITY - GULF HARBORS - LAND O' LAKES - NEW PORT RICHEY - WESLEY CHAPEL

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

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Mike Fasano
Pasco County Tax Collector

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2022 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
34-26-18-0020-00000-0P10		91LR

Pay your current taxes online at www.pascotaxes.com

If Paid By Please Pay	Nov 30, 2022 \$91.20	Dec 31, 2022 \$92.15	Jan 31, 2023 \$93.10	Feb 28, 2023 \$94.05	Mar 31, 2023 \$95.00
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PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

Alt Key: 1084413

RE5/1055 2-2 *****AUTO**MIXED AADC 335



LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

19037 LONG LAKE RANCH BOULEVARD
LONG LAKE RANCH VILLAGE 2 PARCEL
S C-1 C-2 D-1 AND D-2 PB 68 PG 0
41 LOT P1 TOG WITH UTILITY ESMT
PER OR 9217 PG 2032 OR 6847 PG 0
See Additional Legal on Tax Roll

1 01084413 2022 3



Pasco County, Florida

Solid Waste & Resource Recovery Department
P.O. Box 210
New Port Richey FL 34656-0210
Ph: 727-847-8123

Date : 11/5/2025

Parcel ID : 33-26-18-0030-0P200-0000

"H" Indicates Hauler Record.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
c/o ANCHOR STONE MANAGEMENT LLC
255 PRIMERA BOULEVARD SUITE 160
LAKE MARY, FL 32746

PARCEL ADDRESS:
2042 LAKE WATERS PLACE
LUTZ, FL 33558

Card	Use Code	Assessment
01	77	\$114.00

Total Assessment Levied all Cards: \$114.00

Use code: 77
Description: CLUBS, LODGES, HALLS

**** IMPORTANT - PLEASE READ : The final date for filing the 2025 appeal is January 31, 2026 ****

To complete an appeal form please go to the website address below:

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

<https://secure.pascocountyfl.net/solidwastecustomerportal/#/>

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment

2025 Solid Waste Assessment

187 / 47

Total Fee Due If Paid By:

NOV 30	DEC 31	JAN 31	FEB 28	MAR 31	APR 30 *	MAY 31 *
\$109.44	\$110.58	\$111.72	\$112.86	\$114.00	\$115.71	\$117.42

Assessment Levied
\$114.00

Parcel Number
33-26-18-0030-0P200-0000
Invoice# 25137179

* Delinquent April 1

SW SW /0 3-4 3-4

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
c/o ANCHOR STONE MANAGEMENT LLC
255 PRIMERA BOULEVARD SUITE 160
LAKE MARY, FL 32746

Payable To:

Mike Fasano, Pasco County Tax Collector

Mail To:

Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

Mike Fasano
Pasco County Tax Collector
Thank You for allowing us to serve you!

2025 Solid Waste Assessment



Pasco County, Florida

Solid Waste & Resource Recovery Department
P.O. Box 210
New Port Richey FL 34656-0210
Ph: 727-847-8123



LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
c/o ANCHOR STONE MANAGEMENT LLC
255 PRIMERA BOULEVARD SUITE 160
LAKE MARY, FL 32746

Date : 11/5/2025

Parcel ID : 34-26-18-0020-00000-0P10

"H" Indicates Hauler Record.

PARCEL ADDRESS:
19037 LONG LAKE RANCH BOULEVARD
LUTZ, FL 33558

Card	Use Code	Assessment
01	77	\$114.00

Use code: 77
Description: CLUBS, LODGES, HALLS

Total Assessment Levied all Cards: \$114.00

**** IMPORTANT - PLEASE READ : The final date for filing the 2025 appeal is January 31, 2026 ****

To complete an appeal form please go to the website address below:

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Please detach here and return bottom part with payment

2025 Solid Waste Assessment

185/47

Total Fee Due If Paid By:

NOV 30	DEC 31	JAN 31	FEB 28	MAR 31	APR 30 *	MAY 31 *
\$109.44	\$110.58	\$111.72	\$112.86	\$114.00	\$115.71	\$117.42

Assessment Levied
\$114.00

Parcel Number
34-26-18-0020-00000-0P10
Invoice# 25227464

* Delinquent April 1

SW SW /0 1-4 1-4

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
c/o ANCHOR STONE MANAGEMENT LLC
255 PRIMERA BOULEVARD SUITE 160
LAKE MARY, FL 32746

Payable To:

Mike Fasano, Pasco County Tax Collector

Mail To:

Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276



INVOICE

Long Lake Ranch CDD
19037 Long Lake Ranch Boulevard
Lutz FL 33558
United States

Invoice # INV-SN-1138
Invoice Date: 12/1/2025
Due Date: 12/31/2025
PO#:

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$600.00
SchoolNow CDD ADA-PDF		\$937.50
Subtotal:		\$1,537.50
Tax Total:		
Total:		\$1,537.50
Amount Paid:		\$0.00
Direct Deposit Instruction:		Amount Due: \$1,537.50

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

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.: 32406
Terms: Net 45
Invoice date: 12/09/2025
Due date: 01/23/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Tree Removal: Target Area: *Beautyberry Court- Entrance Side to Foxtail Townhomes. Scope of Work: *Flush cut and grinding of (2) dead Sylvester Palm Trees at the entrance side to Foxtail Townhomes on Beautyberry Court. *Debris removal. *All labor, equipment, materials, and dumping fees.	1	\$3,200.00	\$3,200.00
Total						\$3,200.00



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,

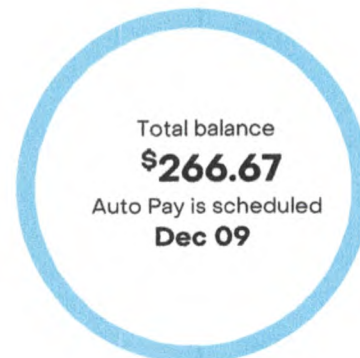
Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

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



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

6790 0107 DY RP 15 11162025 NNNNNNNN 01 999827

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

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97200681340644230615210000000000000000266675



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

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

SERVICE TERMS

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



LONG LAKE RANCH

Account Number:

813-406-4423-061521-5

PIN:

8336

Billing Date:

Nov 15, 2025

Billing Period:

Nov 15 - Dec 14, 2025

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

Monthly Charges

11.15-12.14	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$25.00
	OneVoice Nationwide	\$54.99
	\$10 Voice Discount per Line When Bundled with Internet	
	OneVoice Access Line	
	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Frontier Roadwork Recovery Surcharge	\$4.50
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
Bundle Total		\$243.46

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$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.



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$9.14
Federal USF Recovery Charge	\$3.43
Federal Excise Tax	\$0.42
Federal Taxes	\$12.99
FL State Communications Services Tax	\$5.17
County Communications Services Tax	\$2.56
FL State Gross Receipts Tax	\$1.87
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.14
FL Telecommunications Relay Service	\$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	NASSAUZNO2 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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P.O. Box 211579
 Eagan, MN 55121-2879

6790 0107 DY RP 15 11162025 NNNNNNNN 01 999826

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

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

75200581394960280615210000000000000000150995



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

Billing Date:
Nov 15, 2025
 Billing Period:
Nov 15 - Dec 14, 2025



WAYS TO PAY YOUR BILL



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Auto Pay at frontier.com/autopay



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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SERVICE TERMS

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LONG LAKE RANCH


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

PIN:
8323

Billing Date:
Nov 15, 2025

Billing Period:
Nov 15 - Dec 14, 2025

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		\$125.99
	1 Usable Static IP Address		\$25.00
Internet Total			\$150.99
Total current month charges			\$150.99

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business.frontier.com



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

Billing Date:
Nov 15, 2025
Billing Period:
Nov 15 - Dec 14, 2025



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

Invoice **121671**
Date **12/12/2025**

Pay Period Ending **12/31/2025**
Control Number **637-202517**

GROSS WAGES	800.00
SOCIAL SECURITY & MEDICARE	61.20
FEDERAL UNEMPLOYMENT	0.00
STATE UNEMPLOYMENT	0.00
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
NET PAY CREDIT	-184.70
Check Amt Rebate -184.70 A20542 THOMPSON DARRE	
SUB-TOTAL ..	726.50
TOTAL INVOICE	726.50

PAID - Ref XXXXXXXXXXXXXXX902 726.50
Do Not Remit Payment



Payroll Register
Long Lake Ranch CDD
Payroll # 202517 | Pay Date 12/12/2025 - Sorted by Department by Employee Name

Earnings

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT
SALARY U	1.00	1.00	3.00	12.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	000337	1418082	0.00	184.70
US	200.00	200.00	600.00	2,400.00	FICA - MEDICARE	2.90	2.90	8.70	37.70				
REGULAR (HRS) H	0.00	0.00	0.00	1.00	FICA - OASDI	12.40	12.40	37.20	161.20				
H\$	0.00	0.00	0.00	200.00	Total Deductions	15.30	15.30	45.90	198.90				
Totals H	0.00	0.00	0.00	1.00									
H\$	0.00	0.00	0.00	200.00									
Totals U	1.00	1.00	3.00	12.00									
US	200.00	200.00	600.00	2,400.00									
Net Totals	184.70	184.70	554.10	2,401.10									

Thompson, Darrell

18184 Roseate Dr	Employee ID	A20542	Hire	12-01-2024	Tax Filing Info				Direct Deposit			
LUTZ, FL 33558	Dept	FL8810	Term	Review	TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%	
Title Board Member					Federal	MI-0						
Status ACT												
Type V												
EEO ADMINISTRATIVE SUPPORT	FLSA Non-Exempt	PayGard Salary	Employee No	Gender M								
		\$200.00 Hourly	DOB	07-08-1948								

Earnings

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT
SALARY U	1.00	1.00	3.00	13.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	000338	75	184.70	0.00
US	200.00	200.00	600.00	2,600.00	FICA - MEDICARE	2.90	2.90	8.70	40.60				
REGULAR (HRS) H	0.00	0.00	0.00	1.00	FICA - OASDI	12.40	12.40	37.20	173.60				
H\$	0.00	0.00	0.00	200.00	Total Deductions	15.30	15.30	45.90	214.20				
Totals H	0.00	0.00	0.00	1.00									
H\$	0.00	0.00	0.00	200.00									
Totals U	1.00	1.00	3.00	13.00									
US	200.00	200.00	600.00	2,600.00									
Net Totals	184.70	184.70	554.10	2,585.80									

Deductions

Disbursements

Deductions

Disbursements

INVOICE



Keystone Backflow Services, LLC
29641, Eagle Station Dr, Wesley Chapel, FL 33543,
UNITED STATES
ksbackflow@gmail.com

Invoice No#: 0059
Invoice Date: Dec 8, 2025
Due Date: Dec 8, 2025



\$453.00 USD
AMOUNT DUE

BILL TO
Bill York
manager@longlakeranchcdd.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Rebuild and test RP backflow Rebuild 1.5" Wilkins 975XL2 SN- 3900140 Backflow includes all parts needed for repair then test backflow for compliance and send test report to Pasco County	1	\$453.00	\$453.00
Subtotal				\$453.00
TOTAL				\$453.00 USD

NOTES TO CUSTOMER

complete rebuild of backflow for pool
19037 Long Lake Ranch Blvd

ATTACHMENTS

LongLakeRanch-2.pdf ;IMG_1801.jpeg ;IMG_1803.jpeg ;IMG_1800.jpeg

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
TOTAL		4,544.25





Outlook

payroll weekending 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	Annual Salary	Labor & Mgt Rate	FY 2025 Term Notes	FY 2025 Term ³ 5/22/25-9/30/25	FY 2026 Term ³ 10/1/25-9/30/26	FY 2027 Term 10/1/26-9/30/27	FY 2028 Term 10/1/27-9/30/28	
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: Salaries ³						\$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 ⁴						\$58,667	\$151,095	\$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



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

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

Service Slip/Invoice

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
		SUBTOTAL \$100.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$100.00
		AMOUNT DUE \$100.00
		
		TECHNICIAN SIGNATURE
		CUSTOMER SIGNATURE

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

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

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation#	920000202744	Submitted Date	Tuesday, 12/16/2025
Status	IN PROCESS	Submitted Time	11:59 AM

Payment Information

Taxpayer Name	LONG LAKE RANCH COMMUNITY DEVELOPMENT DI	Debit Date	Wednesday, 12/17/2025
Document Type	DR-15	Filling Period End Date	12/31/2025
Amount Paid	\$6.91		
Payment Amount	\$6.91		
Fee Amount	\$0.00		

Electronic Check Information

Bank Nickname	N/A	Routing Number	XXXXX4030
Bank Account Type	BUSINESS/CORPORATE CHECKING	Account Number	XXXXXXXXXXXXX7100

Payment Details:

Account Type	Identifier	Filling Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8017823328-7	12/31/2025	\$6.91



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: 23534956
Billing Date: 12/2/2025
Billing Period: 10/16/2025 to 11/14/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	10/16/2025	27018	11/14/2025	27380	29	362

Usage History

	Water	Irrigation
November 2025		362
October 2025		15
September 2025		40
August 2025		20
July 2025		148
June 2025		150
May 2025		164
April 2025		185
March 2025		171
February 2025		187
January 2025		144
December 2024		182

Transactions

Previous Bill	93.34
Payment 11/21/25	-93.34 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	41.29
Water Tier 1 50.0 Thousand Gals X \$3.47	173.50
Water Tier 2 25.0 Thousand Gals X \$6.94	173.50
Water Tier 3 287.0 Thousand Gals X \$9.36	2,686.32
Total Current Transactions	3,074.61
TOTAL BALANCE DUE	\$3,074.61



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 3,074.61

Total Balance Due	\$3,074.61
Due Date	12/19/2025

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

**The Total Due will be electronically
transferred on 12/19/2025.**

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
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P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

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

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

1 0 1
42-52316

LONG LAKE RANCH CDD

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

Bill Number: 23534961

Billing Date: 12/2/2025

Billing Period: 10/16/2025 to 11/14/2025

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	10/16/2025	443	11/14/2025	445	29	2

Usage History

	Water
November 2025	2
October 2025	4
September 2025	1
August 2025	2
July 2025	3
June 2025	4
May 2025	4
April 2025	4
March 2025	3
February 2025	3
January 2025	4
December 2024	1

Transactions

Previous Bill	182.26
Payment 11/21/25	-182.26 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Water Tier 1	2.0 Thousand Gals X \$2.18 4.36
Sewer	
Sewer Base Charge	103.45
Sewer Charges	2.0 Thousand Gals X \$7.20 14.40
Total Current Transactions	163.50
TOTAL BALANCE DUE	\$163.50



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0928725
Customer # 01307800
Balance Forward 0.00
Current Transactions 163.50

Total Balance Due \$163.50
Due Date 12/19/2025

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

**The Total Due will be electronically
transferred on 12/19/2025.**

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: 12/20/2025
Invoice #: 2025-779

To:

Long Lake Ranch CDD
c/o Haven Management Solutions
255 Primera Boulevard
Suite 160
Lake Marv. FL 32746

Project: LLR Aquatic Maintenance

Proposal #: 21-213

P.O. #:

Due Date	Service Date:
12/20/2025	December 2025

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	100.00%	2,460.00

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02646P

Date 12/19/2025

Attn:

Long Lake Ranch CDD Anchor Stone
255 PRIMERA BOULEVARD, SUITE 160,
LAKE MARY FL 32746

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

Description

Amount

Serial # 25-02646P

\$54.69

Notice of Rule Development

RE: Long Lake Ranch Notice of Rule Development
Published: 12/19/2025

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$54.69

Payment is due within 30 days of the
1st publication date of your notice. If
payment is not made, affidavits may be held

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

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF RULE DEVELOPMENT BY LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Long Lake Ranch Community Development District ("District") hereby gives notice of its intent to develop amended Recreational Facilities and Parking Rules & Regulations, including towing policies ("Amended Rules"). The proposed rule number is 2026-01.

The proposed Amended Rules will address, among other things, the establishment and/or amendment to certain amenity facility rules and parking and towing rules and policies. The purpose and effect of these Amended Rules are to provide for efficient and effective operations of the District's amenity facilities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the proposed Amended Rules includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, Florida Statutes. The specific laws implemented in the proposed Amended Rules include, but are not limited to, Sections 120.54, 120.542, 120.5435, 120.69, 120.81, 190.011(5), 190.011(15), 190.012(3), 190.035, and 190.041, Florida Statutes.

A public hearing and Board meeting will be conducted by the District on February 5, 2026, at 6:00 p.m., at the Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558. A copy of the proposed Amended Rules, the related incorporated documents, if any, and/or additional information on the public hearing may be obtained by contacting the District Manager at 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, or by email patricia@havenmgt.com.

Patricia Thibault, District Manager

Long Lake Ranch Community Development District
December 19, 2025

25-02646P

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

NOTICE

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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 19, 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. 3674434

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3674434
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

11/04/25	S. Sandy	Prepare for board meeting
11/06/25	S. Sandy	Prepare for and attend board meeting; conduct follow up regarding same
11/10/25	D. Wilbourn	Board meeting follow up; prepare addendum to pool resurfacing proposal
11/12/25	D. Wilbourn	Board meeting follow up

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

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 19, 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. 3674433

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3674433
12123-1

Re: General Counsel

For Professional Legal Services Rendered

11/02/25	S. Sandy	2.20	671.00	Draft towing policy; prepare resolution setting public hearing on same
11/03/25	S. Sandy	0.70	213.50	Prepare revised towing rules and memo regarding same
11/03/25	S. Sandy	1.00	305.00	Prepare resolution setting public hearing on revised towing rules; conduct research regarding notice requirements; distribute memo regarding firearm regulations
11/03/25	D. Wilbourn	0.30	55.50	Prepare resolution setting hearing on amended towing policies
11/07/25	D. Wilbourn	1.00	185.00	Prepare notices of rule development and making
11/10/25	S. Sandy	0.20	61.00	Confer with Reed regarding parking map
11/17/25	S. Sandy	0.30	91.50	Confer regarding Thibault resignation from Anchor Stone Management

KUTAK ROCK LLP

Long Lake Ranch CDD
December 19, 2025
Client Matter No. 12123-1
Invoice No. 3674433
Page 2

11/21/25	S. Sandy	1.00	305.00	Review Anchor Stone Management Notice of Termination; confer regarding same; confer with Hahn regarding documents requested for refunding
11/24/25	S. Sandy	0.10	30.50	Review correspondence from Thibault regarding general election resolution and notice; prepare same
11/25/25	D. Wilbourn	0.50	92.50	Prepare general election resolution and notice

TOTAL HOURS 7.30

TOTAL FOR SERVICES RENDERED \$2,010.50

TOTAL CURRENT AMOUNT DUE \$2,010.50

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.: 32452
Terms: Net 45
Invoice date: 12/18/2025
Due date: 02/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Landscape Enhancement:			
2.		Landscape Construction	Installation of Seasonal Flowers in all Designated Beds	3636	\$2.25	\$8,181.00
Total						\$8,181.00

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.: 32487
Terms: Net 45
Invoice date: 12/23/2025
Due date: 02/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Fall Mulch Installation: Scope of Work: *Mulch installation throughout the property. *Install (900) yards of Coco Hardwood Mulch to plan beds throughout the community. *Install Pine Straw in medians on Sunlake Boulevard. *Includes all materials, labor, hauling, and dump fees.	1	\$49,500.00	\$49,500.00
Total						\$49,500.00



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

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

Service Slip/Invoice

INVOICE: 621548257
DATE: 12/16/2025
ORDER: 621548257

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
12/16/2025	12:21 PM			12:21 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/16/2025		01:01 PM

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

AMOUNT DUE	\$100.00
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TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
12/29/2025	3

Bill To
Long Lake Ranch CDD 255 Primera Blvd, Suite 160 Lake Mary, FL 32746

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Amenity Manager (Salaried 12/15-12/27)	3,327.20	3,327.20
	General Maintenance Attendant 34 Hrs @ 25/hr (12/15-12/27)	850.00	850.00
	Facility Attendant - 38 Hours @ 25/hr (12/15-12/27)	950.00	950.00
	Management Fee	41.55	41.55
		Total	\$5,168.75

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
12/29/2025	4

Bill To
Long Lake Ranch CDD 255 Primera Blvd, Suite 160 Lake Mary, FL 32746

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Field Services Dec 16-Dec 31st (Per Contract)	215.05	215.05
		Total	\$215.05

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
12/29/2025	3

Bill To
Long Lake Ranch CDD 255 Primera Blvd, Suite 160 Lake Mary, FL 32746

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Amenity Manager (Salaried 12/15-12/27)	3,327.20	3,327.20
	General Maintenance Attendant 34 Hrs @ 25/hr (12/15-12/27)	850.00	850.00
	Facility Attendant - 38 Hours @ 25/hr (12/15-12/27)	950.00	950.00
	Management Fee	41.55	41.55
		Total	\$5,168.75

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

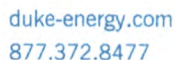
Invoice

Date	Invoice #
12/29/2025	4

Bill To
Long Lake Ranch CDD 255 Primera Blvd, Suite 160 Lake Mary, FL 32746

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Field Services Dec 16-Dec 31st (Per Contract)	215.05	215.05
		Total	\$215.05



Page 1 of 11

Bill date	Dec 9, 2025
For service	Nov 4 - Dec 1
	28 days

Collective account number **9300 0001 2497**

Previous Amount Due	\$13,795.59
<i>Payment Received Dec 01</i>	-13,795.59
Current Electric Charges	4,459.72
Current Lighting Charges	8,523.34
Taxes	158.21
Total Amount Due Dec 30	\$13,141.27

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

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.80
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	275.65
910089634607	2091 SERENOA DR LUTZ FL 33558	30.80
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.80
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.80

Late payments are subject to a 1.0% late charge.

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



Collective account number
9300 0001 2497

\$13,141.27
by Dec 30

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

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

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

8893000001249700066000000000000000131412700013141272

We're here for you

Report an emergency

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

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	309.78
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,680.98
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,275.45
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.80
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	341.90
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	279.70
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	382.69
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	30.80
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	30.80
910089458097	2137 SERENOA DR LUTZ FL 33558	30.80
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	30.80
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	3,246.29
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	33.84
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,451.89
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	628.04
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	30.80
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	443.42

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	30.80
910084355645	000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	360.44
Total Charges		\$13,141.27

Billing details

Account Information	Billing Details			Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 4513470	Energy Charge	6.57	
	Bill Period: Nov 04 - Dec 01	Fuel Charge	2.12	
	Present Read: 3125	Asset Securitization Charge	0.10	
	Previous Read: 3071	Minimum Bill Adjustment	3.89	\$0.80
	Billed Usage: 54			
	Billed kWh 54.000			
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	
		Total		\$30.80
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$268.53
	Meter Number: 1049037	Energy Charge	187.70	
	Bill Period: Nov 04 - Dec 01	Fuel Charge	60.52	
	Present Read: 103545	Asset Securitization Charge	2.99	
	Previous Read: 102003			\$7.12
	Billed Usage: 1542			
	Billed kWh 1542.000			
		Regulatory Assessment Fee	0.23	
		Gross Receipts Tax	6.89	
		Total		\$275.65
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 8246384	Energy Charge	5.36	
	Bill Period: Nov 04 - Dec 01	Fuel Charge	1.73	
	Present Read: 2124	Asset Securitization Charge	0.09	
	Previous Read: 2080	Minimum Bill Adjustment	5.50	\$0.80
	Billed Usage: 44			
	Billed kWh 44.000			
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	
		Total		\$30.80
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 3410166	Energy Charge	2.07	
	Bill Period: Nov 04 - Dec 01	Fuel Charge	0.67	
	Present Read: 1674	Asset Securitization Charge	0.03	
	Previous Read: 1657	Minimum Bill Adjustment	9.91	\$0.80
	Billed Usage: 17			
	Billed kWh 17.000			
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	
		Total		\$30.80
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 4463323	Energy Charge	3.78	
	Bill Period: Nov 04 - Dec 01	Fuel Charge	1.22	

Billing details - continued

Account Information	Billing Details				Amounts
	Present Read:	1053	Asset Securitization Charge	0.06	\$0.80
	Previous Read:	1022	Minimum Bill Adjustment	7.62	
	Billed Usage:	31			
	Billed kWh	31.000			
			Regulatory Assessment Fee	0.03	
			Gross Receipts Tax	0.77	
			Total		\$30.80
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32	\$30.00
	Meter Number:	915209	Energy Charge	9.25	
	Bill Period:	Nov 04	Fuel Charge	2.98	
		- Dec 01	Asset Securitization Charge	0.15	
	Present Read:	2639	Minimum Bill Adjustment	0.30	
	Previous Read:	2563			
	Billed Usage:	76			\$0.80
	Billed kWh	76.000			
			Regulatory Assessment Fee	0.03	
			Gross Receipts Tax	0.77	
			Total		\$30.80
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32	\$301.78
	Meter Number:	4465473	Energy Charge	212.54	
	Bill Period:	Nov 04	Fuel Charge	68.53	
		- Dec 01	Asset Securitization Charge	3.39	
	Present Read:	109104			
	Previous Read:	107358			
	Billed Usage:	1746			\$8.00
	Billed kWh	1746.000			
			Regulatory Assessment Fee	0.26	
			Gross Receipts Tax	7.74	
			Total		\$309.78
910089595996 LONG LAKE RANCH COMM DEV DIS O SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.86	\$1,673.33
	Bill Period:	Nov 04	Energy Charge	152.12	
		- Dec 01	Fuel Charge	85.88	
	54W MITCH LED PT CLR	38	Asset Securitization Charge	1.39	
	SV FLAGLER ACR 9500L	2,205	54W MITCH LED PT CLR	33.96	
			SV FLAGLER ACR 9500L	716.40	
			54W MITCH LED PT CLR	4.08	
			SV FLAGLER ACR 9500L	129.15	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	548.49	
			Regulatory Assessment Fee	1.46	
			Gross Receipts Tax	6.19	
			Total		\$1,680.98
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.86	\$3,259.47
	Bill Period:	Nov 04	Energy Charge	324.17	
		- Dec 01	Fuel Charge	183.03	
	49W TRADITIONAL LED	17	Asset Securitization Charge	2.96	

Billing details - continued

Account Information	Billing Details			Amounts
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$272.47
	Meter Number: 4451364	Energy Charge	190.64	
	Bill Period: Nov 04 - Dec 01	Fuel Charge	61.47	
	Present Read: 109483	Asset Securitization Charge	3.04	
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	Previous Read: 107917			\$7.23
	Billed Usage: 1566			
	Billed kWh 1566.000			
		Regulatory Assessment Fee	0.24	
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558		Gross Receipts Tax	6.99	\$30.80
		Total	\$279.70	
	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$372.80
	Meter Number: 2778290	Energy Charge	265.61	
	Bill Period: Nov 04 - Dec 01	Fuel Charge	85.64	
	Present Read: 131188	Asset Securitization Charge	4.23	
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	Previous Read: 129006			\$9.89
	Billed Usage: 2182			
	Billed kWh 2182.000			
		Regulatory Assessment Fee	0.32	
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558		Gross Receipts Tax	9.57	\$30.00
		Total	\$382.69	
	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	
	Meter Number: 8263689	Energy Charge	6.33	
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	Bill Period: Nov 04 - Dec 01	Fuel Charge	2.04	\$0.80
	Present Read: 1989	Asset Securitization Charge	0.10	
	Previous Read: 1937	Minimum Bill Adjustment	4.21	
	Billed Usage: 52			
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	Billed kWh 52.000			\$0.80
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	
		Total	\$30.80	
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 8246382	Energy Charge	8.89	
	Bill Period: Nov 04 - Dec 01	Fuel Charge	2.87	
	Present Read: 2032	Asset Securitization Charge	0.14	
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	Previous Read: 1959	Minimum Bill Adjustment	0.78	\$0.80
	Billed Usage: 73			
	Billed kWh 73.000			
		Regulatory Assessment Fee	0.03	
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558		Gross Receipts Tax	0.77	\$30.80
		Total	\$30.80	
	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	
	Meter Number: 4470114	Energy Charge	5.59	
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	Bill Period: Nov 04 - Dec 01	Fuel Charge	1.81	\$30.00

Billing details - continued

Account Information	Billing Details			Amounts
	Present Read:	1907	Asset Securitization Charge	0.09
	Previous Read:	1861	Minimum Bill Adjustment	5.19
	Billed Usage:	46		
	Billed kWh	46.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32
	Meter Number:	4522761	Energy Charge	4.51
	Bill Period:	Nov 04 - Dec 01	Fuel Charge	1.45
	Present Read:	1757	Asset Securitization Charge	0.07
	Previous Read:	1720	Minimum Bill Adjustment	6.65
	Billed Usage:	37		
	Billed kWh	37.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.86
	Bill Period:	Nov 04 - Dec 01	Energy Charge	288.03
			Fuel Charge	162.62
	50 OTRAD BLK III 3K	17	Asset Securitization Charge	2.63
	54W MITCH LED PT CLR	57	50 OTRAD BLK III 3K	8.32
	50 MTCHR III 3K RBM	38	50 MTCHT III 3K TH	21.44
	50 MTCHT III 3K TH	19	50 MTCHR III 3K RBM	33.96
	SV FLAGLER ACR 9500L	4,116	54W MITCH LED PT CLR	50.94
			SV FLAGLER ACR 9500L	1,337.28
			SV FLAGLER ACR 9500L	241.08
			54W MITCH LED PT CLR	6.12
			50 MTCHR III 3K RBM	4.08
			50 MTCHT III 3K TH	2.04
			50 OTRAD BLK III 3K	2.04
			16 DEC CNCRT W/DEC BS/ WSHNGTN	1,061.97
			35 TT CNCRT/N-FLD MOUNT/1-4FIX	7.39
			Regulatory Assessment Fee	2.81
			Gross Receipts Tax	11.68
			Total	\$3,246.29
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32
	Meter Number:	4465449	Energy Charge	11.68
	Bill Period:	Nov 04 - Dec 01	Fuel Charge	3.77
	Present Read:	5526	Asset Securitization Charge	0.19
	Previous Read:	5430		
	Billed Usage:	96		
	Billed kWh	96.000		

Billing details - continued

Account Information	Billing Details		Amounts
	Regulatory Assessment Fee		0.03
	Gross Receipts Tax		0.85
	Total		\$33.84
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 222519	Energy Charge	1,043.83
	Bill Period: Nov 04	Fuel Charge	336.57
	- Dec 01	Asset Securitization Charge	16.64
	Present Read: 524504		
	Previous Read: 515929		
	Billed Usage: 8575		
	Billed kWh 8575.000		
	Regulatory Assessment Fee		1.23
	Gross Receipts Tax		36.30
	Total		\$1,451.89
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 915370	Energy Charge	6.45
	Bill Period: Nov 04	Fuel Charge	2.08
	- Dec 01	Asset Securitization Charge	0.10
	Present Read: 1916	Minimum Bill Adjustment	4.05
	Previous Read: 1863		
	Billed Usage: 53		
	Billed kWh 53.000		
	Regulatory Assessment Fee		0.03
	Gross Receipts Tax		0.77
	Total		\$30.80
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 5407312	Energy Charge	444.19
	Bill Period: Nov 04	Fuel Charge	143.22
	- Dec 01	Asset Securitization Charge	7.08
	Present Read: 369638		
	Previous Read: 365989		
	Billed Usage: 3649		
	Billed kWh 3649.000		
	Regulatory Assessment Fee		0.53
	Gross Receipts Tax		15.70
	Total		\$628.04
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 2778178	Minimum Bill Adjustment	12.68
	Bill Period: Nov 04		
	- Dec 01		
	Present Read: 53844		
	Previous Read: 53844		
	Billed Usage: 0		
	Billed kWh 0.000		
	Regulatory Assessment Fee		0.03
	Gross Receipts Tax		0.77
	Total		\$30.80

Billing details - continued

Account Information	Billing Details		Amounts
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 1015813	Energy Charge	309.80
	Bill Period: Nov 04 - Dec 01	Fuel Charge	99.89
	Present Read: 328730	Asset Securitization Charge	4.94
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	Previous Read: 326185		
	Billed Usage: 2545		
	Billed kWh 2545.000		
		Regulatory Assessment Fee	0.38
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558		Gross Receipts Tax	11.09
		Total	\$443.42
	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 915368	Energy Charge	5.59
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	Bill Period: Nov 04 - Dec 01	Fuel Charge	1.81
	Present Read: 1651	Asset Securitization Charge	0.09
	Previous Read: 1605	Minimum Bill Adjustment	5.19
	Billed Usage: 46		
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	Billed kWh 46.000		
		Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.77
		Total	\$30.80
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 2776049	Minimum Bill Adjustment	12.68
	Bill Period: Nov 04 - Dec 01		
	Present Read: 0		
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	Previous Read: 0		
	Billed Usage: 0		
	Billed kWh 0.000		
		Regulatory Assessment Fee	0.03
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558		Gross Receipts Tax	0.77
		Total	\$30.80
	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.86
	Bill Period: Nov 04 - Dec 01	Energy Charge	33.22
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	SV FLAGLER ACR 9500L	Fuel Charge	18.76
		Asset Securitization Charge	0.30
		SV FLAGLER ACR 9500L	159.20
		SV FLAGLER ACR 9500L	28.70
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558		16 DEC CNCRT W/DEC BS/ WSHNGTN	116.70
		Regulatory Assessment Fee	0.31
		Gross Receipts Tax	1.39
		Total	\$360.44
Total Amount Due			\$13,141.27

EXHIBIT 15

RETURN TO AGENDA

**MINUTES OF 01/07/2026 REGULAR MEETING
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District was held Wednesday, January 07, 2026 at 6 p.m. at Long Lake Ranch CDD, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz, FL 33558. The public was able to listen and/or participate in-person or live via Teams conference.

I. Call to Order / Roll Call

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

Heidi Clawson	Board of Supervisors, Chairwoman
Willaim Pellan	Board of Supervisors, Vice Chairman
George Smith Jr.	Board of Supervisors, Assistant Secretary
John Twomey	Board of Supervisors, Assistant Secretary
Darrell Thomson	Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault	District Management, Haven Management Solutions
William York	Amenity Manager, Haven Management Solutions
Sarah Sandy (via Zoom)	Counsel, Kutak Rock LLP
Joe O'Reilly	Field Manager, Haven Management Solutions

Opening Remarks and Attendance Notes

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

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

There were no audience members present.

III. Supervisor Comments

There were no Supervisor comments

IV. Professional Vendor Presentations

A. Johnson Engineering -

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

District management has not been given the French Drain Proposal; Ms. Thibault is going to reach out to them again regarding the drain proposal and repairing the fence.

B. GHS Environmental Aquatic Maintenance

1. Aquatic Maintenance Log – 12.29.2025

Supervisors mentioned speaking with “Chuck” regarding the current status of the ponds.

C. Red Tree Landscape Maintenance

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

Ms. Thibault asked Supervisor Twomey if he had heard from the maintenance company about the fire bush. He stated that he had not heard from him. Ms. Thibault will reach out to him about the sable palms, and the installation of the purchased plant material. Chairwoman Clawson advised the Board that one of the reports noted that the mulch at the back areas/backsides of the mailboxes and certain sides needed to be touched up. Supervisor Pellan informed the Board of the discrepancies between the height and status of the plant materials at different areas of the community, notably, the north side of Long Lake Ranch Blvd., from Nature View toward Sun Lake. Moving forward, Ms. Thibault will have the company specify where the installation has occurred.

2. Consideration of Proposals for Approval:

- ADA Mulch Proposal for Playground - \$10,625. They had quoted \$85 a yard, for the necessary 125 cubic yards. The second vendor, Steadfast, quoted \$70 a cubic yard. John Burkett and his company could not meet the Steadfast price. Ms. Thibault received a verbal proposal for \$70 per cubic yard, amounting to \$8,750, with \$1,875 saved in total.

On a MOTION by Supervisor Pellan, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board agreed to not exceed \$8,750 in with Steadfast for the playground mulch, for the Long Lake Ranch Community Development District.

Ms. Thibault will get a formal proposal from Steadfast for execution. Ms. Thibault reiterated for the record that there were no audience members present in the amenities room or on the call to open the floor for discussion.

3. Field Maintenance Report: Foxtail Area

Ms. Thibault will send a report to Red Tree for them to review.

D. District Counsel – Kutak Rock

1. Discussion of Overpayment – Anchor Stone

Ms. Sandy advised that Anchor Stone sent two invoices in mid-December for the amenity management services, including amenity management for December 1st through the 15th/whatever the first pay period was, and a district management invoice for the entirety of December. Anchor Stone advised that they hadn't terminated the district management agreement early, intending to serve out the contract until January 14th, offsetting the district management invoices with the overpayment amount (\$10,000). Moving forward, Ms. Sandy has spoken to Ms. Thibault and Chairwoman Clawson about sending termination notices for cause to Anchor Stone for both the amenity management and district management contracts. They did not agree with the for-cause termination (the over-payment). District Counsel received an offer to settle the overpayment and district management agreements, but the offer was set to expire December 27th and was deemed not in the district's best interests.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board rejected the offer from James Palveda, dated December 19th to rescind the for-cause designation for termination and withdraw its claim for the \$10,000 overpayment, for the Long Lake Ranch Community Development District.

Ms. Sandy had spoken to representatives from Anchor Stone, informing them that they would be legally obligated to pay the undisputed portion of the invoice, amounting to \$4,798.43. They responded, reiterating that they do not agree with the termination date (December 15th), that the dispute involving Bryan's Fence is a district issue, rather than something Anchor Stone Management should be handling. District Counsel and Chairwoman Clawson have been advised that Ms. Thibault is going to reach out to Anchor Stone's insurance carrier to see if they can make a claim.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Thompson, WITH ALL IN FAVOR, the Board approved for Ms. Thibault to have reached out to the insurance carrier on behalf of the District, for the Long Lake Ranch Community Development District.

Chairwoman Clawson had attempted numerous times to handle Anchor Stone without resorting to legal measures but found them to be uncooperative. The Board discussed the merits of getting legal involved. Counsel advised the board, if they move forward with the December 15th termination date for district management, the \$1,733.87 for services would be subtracted from the \$10,000, to equal \$8,266.13. The Board found that Anchor Stone had made the overpayment mistake, not the Board. As such, they decided to move forward with legal action. The Board discussed whether to send a letter to Anchor Stone warning them that they intend to pursue legal action before serving them. The Board was interested in knowing Anchor Stone's deductible and other insurance information.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board approved for District Counsel to proceed with a court claim against Anchor Stone, for the Long Lake Ranch Community Development District.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board approved to ratify the termination notices sent to Anchor Stone for Amenity Management Services, for the Long Lake Ranch Community Development District.

On a MOTION by Supervisor Smith, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board approved to ratify the termination letters sent to Anchor Stone for District Management Services as of December 15th, for the Long Lake Ranch Community Development District.

Ms. Sandy shared her hypothesis that Anchor Stone revised their position after the original letter to make a claim for the additional funds. Ms. Thibault shared that Anchor Stone has set a precedence with two other districts, Tampa Palms CDD and Highland Meadows 2 CDD, where they determined as of December 15th, and did not look for those fees to be paid. Supervisor Twomey quoted the notice from Anchor Stone, finding evidence of their initial agreement to the date of termination. Ms. Thibault advised the Board that Haven will not begin billing until January 15th. The Board discussed the faults with the email system and has requested any administrative passwords Mr. Palveda may have. He has not responded. Ms. Thibault requested Ms. Sandy send a formal request to Mr. Palveda for the administrative information. Ms. Sandy is going to send Ms. Thibault language to use for return of district records.

V. Amenity General Manager & Field Manager – the task list updates

1. Fire hydrants are painted and have passed inspection.
2. Two windscreens need to be installed, the inspection has been passed, and annual reports are done.
3. The pavilion lights are all working again. The GFI was bad but has been replaced with ones in the shed. Moving forward, better, more expensive GFIs will be purchased in case they go bad.
4. Foxtail was repaired, the pool was drained and refilled. It was chained so no one could get in.
5. Filters need to be cleaned and/or replaced.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board approved the \$2,300 charge for new filter cartridges, for the Long Lake Ranch Community Development District.

6. RedTree has moved on to the monuments and finally cleared the palmetto bushes from some of them.
7. Mr. York found the deck boards; they have 16 8-footers. He purchased them at Lumber Specialties. They are ready to be installed. They replaced the mailbox and added a signup sheet.

- 120 8. Fountains were not repaired at that time but the lights, fixture, and the pump were. The pump is covered in
121 the paperwork.
- 122 9. Ms. Thibault was handed two checks for November and December, totally \$500 . Mr. York stated 3 or 4
123 checks a month was the average.
- 124 10. The handicap pool chair still needs to be looked at. A new battery has been purchased. Fixing this was marked
125 high priority to avoid possible ADA issue with a new resident.

126 **B. Presentation for Discussion – Amenity & Field Status Report**

127 **C. Presentation of Communication from HCA**

128 They want to keep the monument as it is but remove the Long Lake Ranch signage. Chairwoman Clawson informed
129 the Board that they [HCA] were supposed to go to Pasco County to get everything taken care of but have not, Ms.
130 Thibault advised that they are still waiting for approval from the Board. The Board discussed the maintenance of the new
131 signage, including painting, landscaping, and general care. The Board decided a conversation needs to be had about
132 making sure they handle everything moving forward with Pasco County, informing them of the \$32 per month, and
133 discuss maintaining the landscape and maintenance on the tower itself.

134 The Board discussed possible outcomes of changing ownership of the sign stating that the county might tell them it
135 needs to come down and they would need to put up a new sign. The Board discussed to retain ownership of the sign to
136 ensure Long Lake Ranch stays on the sign. District Counsel raised concerns as to funding. The Board agreed that they
137 have no concerns with the sign mockup.

138 **D. Presentations of Proposals for Consideration for Approval:**

- 139 • **Sign-A-Rama** – Cost is \$869.75 for directional signs (no fishing, etc.) to be redone. Board discussed re-
140 wording the signs for clarity. They decided to address the inventory of signs first. Mr. York committed to
141 creating a ledger for the Board to refer to. Signs will need to be added to pool parking.
- 142 • **Pool Deck Resurfacing Project** – Both don't have replacements for the broken parts. The Board decided
143 to get a third proposal and get the warranty information for Paver Rescue and bring it to the February
144 Meeting. People weren't happy with how it was handled years ago.
- 145 ○ Paver Rescue - \$15,791
- 146 ○ Tactical Pressure Washing - \$23,750
- 147 • **Basketball Court Resurface – (to be distributed)** – Mr. York needs to reach out to asphalt companies.
- 148 ○ RedTree needs to be contacted to determine if the root barriers can be installed before the court
149 resurfacing is done.
- 150 ○ Chairwoman Clawson was against removing the trees.
- 151 ○ An update for the fence with one gate is needed.
- 152
- 153

154 **VI. Financial & Administrative Matters**

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

158 **B. Presentation of Check Details for November 2025**

C. Consideration of Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 4th, 2025 to be brought back at the February meeting for approval.

D. Presentation of Approval Listing - 2026

VII. Staff Reports

A. District Manager

VIII. Audience Comments

No audience members were present.

IX. Supervisor Requests

Supervisor Smith wanted to know why the Board is not going back to the original guy to fix the pond. Ms. Thibault informed him they are out of their warranty with that company.

Chairwoman Clawson raised concerns about follow-up with the irrigation bill from Pasco as the bills were very high and they had been informed there may be a leak.

X. Adjournment

With no further business, a motion to adjourn was made and seconded. Upon unanimous consent, the Chair concluded the meeting.

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

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

The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on , 2026.

Signature

Signature

Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman

EXHIBIT 16

RETURN TO AGENDA

[illegible]

This image shows a full page of white paper with horizontal blue lines, resembling notebook paper. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

This image shows a full page of blank, lined paper. It features approximately 20 horizontal blue lines spaced evenly across the page, typical of standard notebook paper. The lines are thin and light blue, set against a plain white background. There is no handwriting or other markings on the page.