



***LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Thursday
June 2, 2022
6:00 p.m.***

***Location:
Long Lake Ranch Amenity Center
19037 Long Lake Ranch Blvd.
Lutz, FL 33558***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Long Lake Ranch Community Development District

Development Planning and Financing Group

[X] 250 International Parkway, Suite 208
Lake Mary FL 32746
321-263-0132

Board of Supervisors
Long Lake Ranch Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District is scheduled for **Thursday, June 2, 2022 at 6:00 p.m.** at the **Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Howard McGaffney

Howard McGaffney
District Manager

Cc: Attorney
Engineer
District Records

District: **LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, June 2, 2022
Time: 6:00 PM
Location: Long Lake Ranch Amenity
Center, 19037 Long Lake Ranch
Blvd., Lutz, FL 33558

Call-in Number: +1 (929) 205-6099
Meeting ID: 913 989 9080

Agenda

I. Call to Order/Roll Call

II. Pledge of Allegiance

III. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

IV. Staff Reports

A. Landscaping & Irrigation

1. Presentation of April Field Inspection Report – *For Informational Purposes* [Exhibit 1](#)
2. Presentation of May Field Inspection Report [Exhibit 2](#)

B. Aquatic Services

1. Presentation of Aquatics Treatment Report [Exhibit 3](#)
2. Consideration of Fish Stock Proposal Options [Exhibit 4](#)
 - a. GHS Environmental - \$54,318.00 – *previously presented*
 - b. Steadfast Environmental - \$79,911.00
3. Consideration of Steadfast Environmental Quarterly Fountain Maintenance Proposal - \$968.75/Quarterly [Exhibit 5](#)

C. District Engineer

1. Presentation of Stormwater Needs Analysis Report – *For Informational Purposes* [Exhibit 6](#)

D. District Counsel

E. Clubhouse Manager

1. Presentation of Clubhouse Manager Report [Exhibit 7](#)

F. District Manager

1. Discussion of Street Light Agreements Review [Exhibit 8](#)
2. Discussion of RedTree Invoice Review [Exhibit 9](#)

V. Consent Agenda

A. Consideration of Minutes of the Board of Supervisors' Meetings Held on May 5, 2022 [Exhibit 10](#)

B. Consideration of Unaudited April 2022 Financial Statements [Exhibit 11](#)

C. Consideration of Operation and Maintenance Expenditures for April 2022 [Exhibit 12](#)

VI. Business Items

A. Consideration of Sidewalk Repair/ Replacement Proposal Options [Exhibit 13](#)

1. Site Masters

a. Amenity Center Path Modifications - \$8,950.00

b. Slab for Maintenance Shed - \$9,280.00

2. Syte Land Management - \$11,120.00

B. Consideration & Adoption of **Resolution 2022-10**, Declaring Surplus Property [Exhibit 14](#)

C. Consideration of Pressure Cleaning Proposal Options [Exhibit 15](#)

1. ASAP Pressure Cleaning Part 1 of 2 - \$21,261.09

2. ASAP Pressure Cleaning Part 2 of 2 - \$7,148.82

3. Nautical Pressure Washing - \$47,584.00

4. Riptide Pressure Washing - \$26,187.60

D. Consideration of Vesta Amenity Management Proposal & Contract [Exhibit 16](#)

E. Discussion of Irrigation Mapping [Exhibit 17](#)

VII. Supervisors Requests

VIII. Audience Comments – New Business

IX. Closed Session – CONFIDENTIAL AND EXEMPT SECURITY SESSION; PER 119.071(3)(a) AND 281.301, FLORIDA STATUTES, THIS SESSION IS CLOSED TO THE PUBLIC

X. Next Meeting Quorum Check: July 7th, 6:00 PM

William Pellan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Heidi Clawson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
James Koford	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
George Smith Jr.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
John Twomey	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

XI. Adjournment

EXHIBIT 01

Who: Brent Henman –Field Operations Manager

What: Field Operations Report

When: 06-02-22

Budget Impact: N/A

Decision: N/A

Long Lake Ranch CDD

Field Inspection Report - April 2022

B. Henman

Action Items

Long Lake Ranch

- Utility building details have been finalized and we have requested the building to be scheduled for installation. Final proposals have been requested by concrete contractors. Electrician has also been informed of scheduling.
- Landscapers have completed repairs for damage to CDD property by homeowners pool installation on Long Lake Ranch Blvd. They replaced the sod at the southern monument. Additionally, Sunlake Blvd fence repair and irrigation/bushes repair near Primerose entrance is in progress.
- Speed trailer was delivered on-site and is now removed. Awaiting email with information obtained from speed trailer.
- Aquatics team has spent the past month preparing ponds to receive fish stocking. Stocking update provided by GHS in monthly report.
- Pond fountain at south end of Big Lake is not operational. Service request has been made with Steadfast Environmental. Also, the two ponds behind Foxtail are operational however, the lights are not. Steadfast is obtaining pricing and availability for light repairs.

Long Lake Ranch Boulevard

Photos of the entrance monuments and sides of street

- Both entrance monuments at Sunlake Blvd. & Long Lake Ranch Blvd. are serviceable and clean. Lighting is operational. Annuals and rocks are installed, weeds are removed. Pine straw is installed. Bushes and trees are trimmed. Grass is trimmed throughout. Sidewalks and curbs are line trimmed. PVC fence along both sides is secure, could use pressure cleaning.

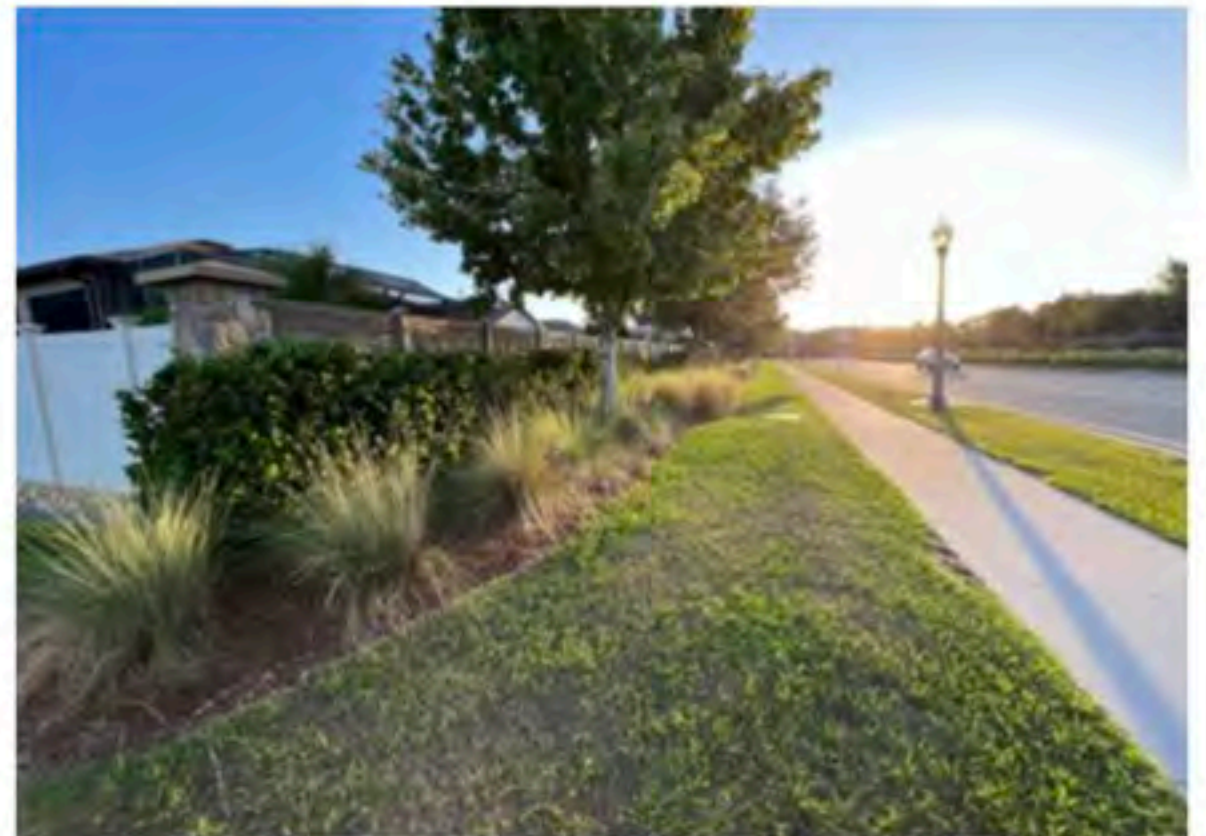




Long Lake Ranch







Mail kiosks

**Mail kiosks at
Primrose and Foxtail
were both cleaned
and painted this
month.**



Primrose Estates

Photos of Primerose Estates entrance area, fence line, and ponds. Someone has struck one of the bollards at the call box.





CDD landscaping repairs

**Repairs have been
completed along
pond bank and
behind home where
pool was installed.**













Southern monument east side

**Before photo of sod
replacement at the
southern monument
along east side of
Sunlake Blvd.**



Southern monument east side

**After photo of
finished sod
replacement at the
southern monument
along east side of
Sunlake Blvd.**



Southern monument west side

**Mulch installed, the
grass, bushes, and
trees are trimmed.
Monument clean and
serviceable. Lighting
is not operational.**



Entrance at Serenoa

Annuals and mulch installed, the grass, bushes, and trees are trimmed. Entrance monuments clean and serviceable. Lighting operational. One light is out on east side. Repairs scheduled for light. Requested proposals for enhancements to center median.









Entrance at Bittern Blvd.

Annuals and mulch installed, the grass, bushes, and trees are trimmed. Entrance monuments clean and serviceable. Lighting operational.





Entrance at Beauty Berry

**Annuals and mulch
installed, the grass,
bushes, and trees are
trimmed. Entrance
monuments clean and
serviceable. Lighting
operational**





Foxtail Pool

**Bushes around pool
trimmed, pool patio
furniture is staged
behind mail kiosk.
Dog waste station
clean and serviceable.**









Entrance at Peppergrass

**Annuals, rocks, and
mulch installed, the
grass, bushes, and
trees are trimmed.
Entrance monuments
clean and serviceable.
Lighting operational**





Entrance at Primrose

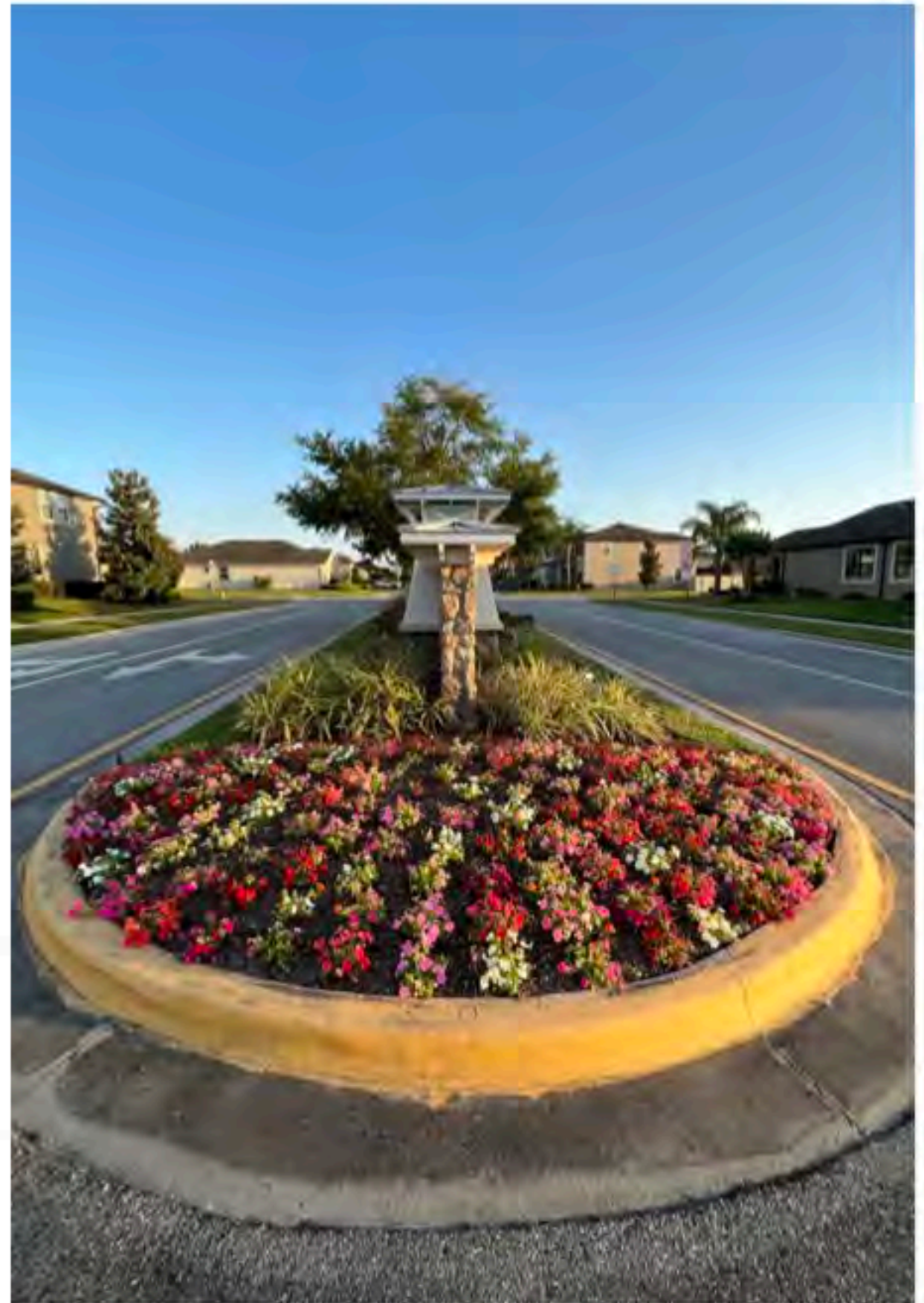
Annuals, rocks, and mulch installed, the grass, bushes, and trees are trimmed. Entrance monuments clean and serviceable. Lighting operational





Entrance at Cordgrass

**Annuals and mulch
installed, the grass,
bushes, and trees are
trimmed. Entrance
monuments clean and
serviceable. Lighting
operational**





Water fountains at Foxtail

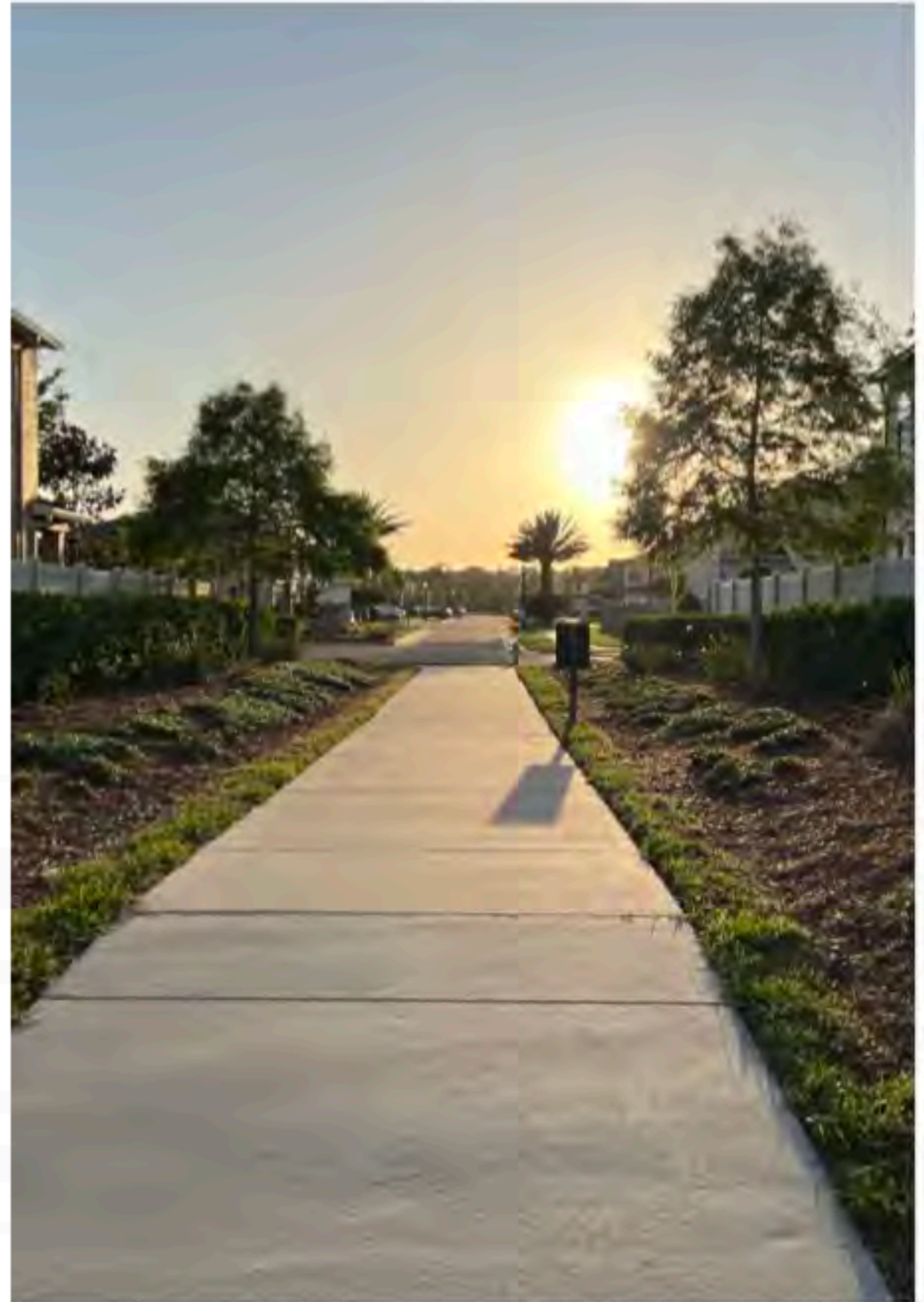
**Both water fountains
operational at Foxtail.
Neither light is working.
Requested Steadfast
Environmental to
provide proposal to
repair.**

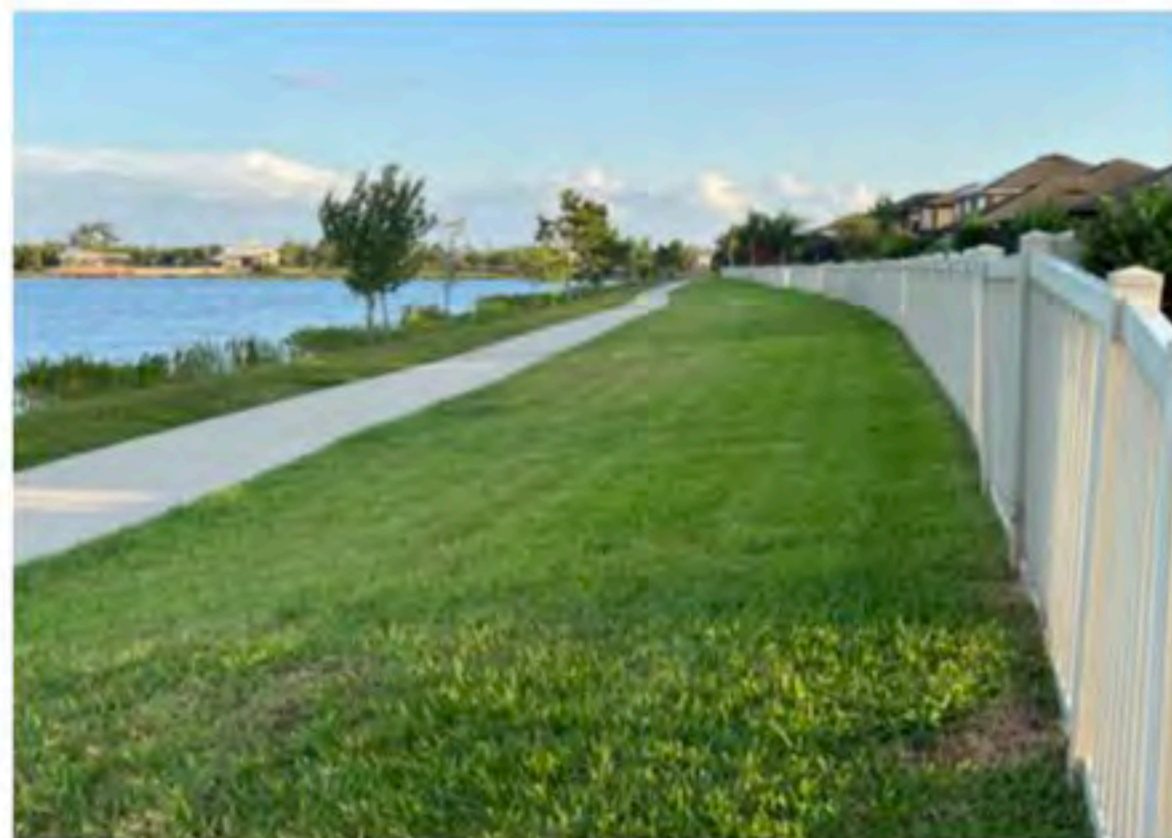
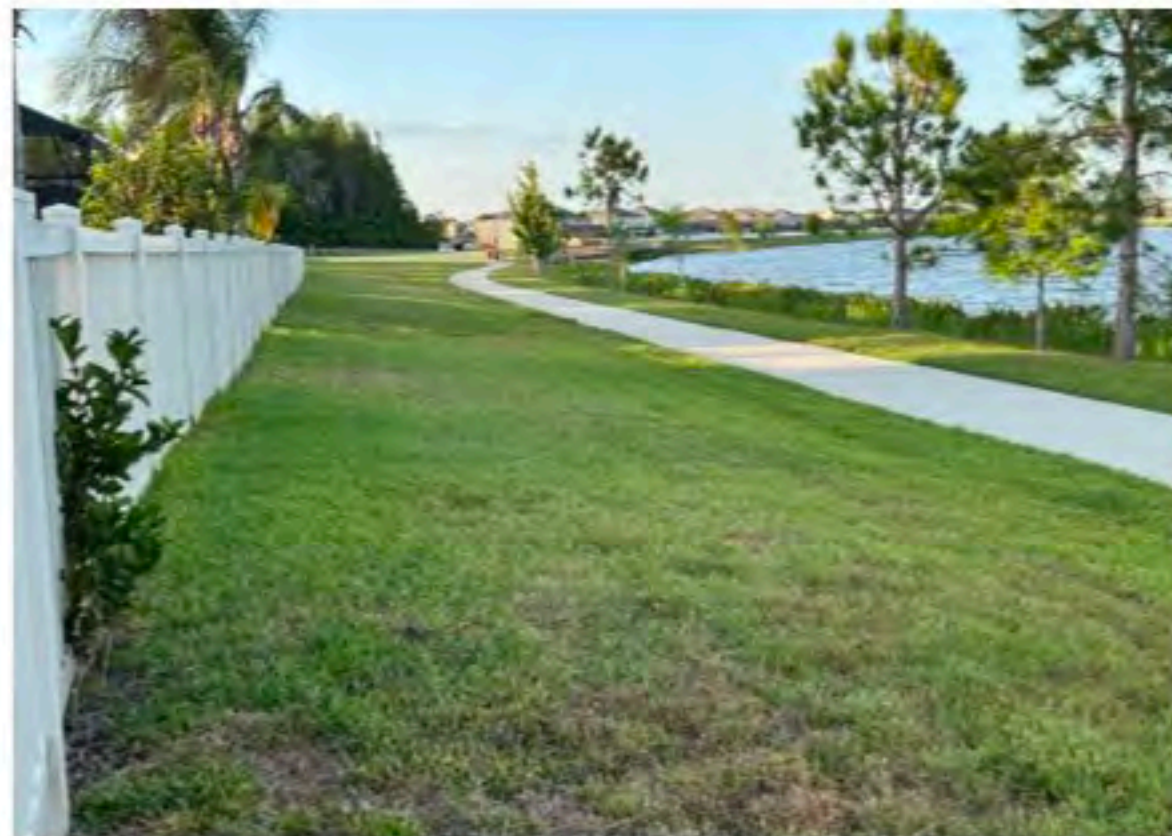
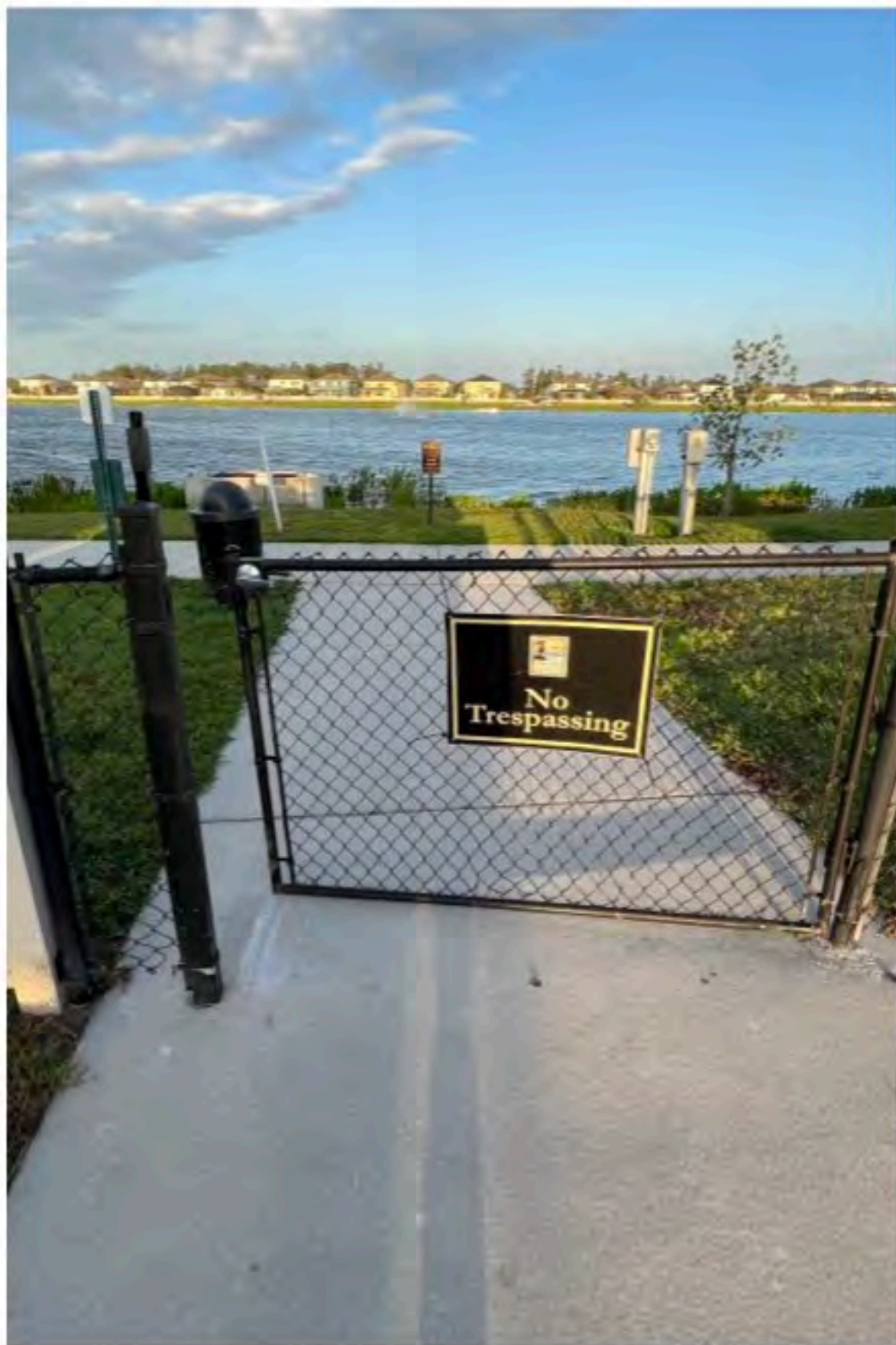




Big Lake entrances

One entrance has a gate that hangs down dragging the concrete. Another has a rusted latch. East side of lake has stains on concrete. Wood bridge is cleaned and scheduled to be sealed. Two fountains operational. One at south end is scheduled for repair.









Nightshade monument

Annuals and mulch installed, the grass, bushes, and trees are trimmed. Entrance monuments clean and serviceable. Lighting operational



Aquatics

**Ponds are free of trash and debris.
Aquatics team has been preparing ponds for the stocking of fish.**



Pampass Grass Lane

**Identified dead or
dying grass along
sidewalk of Pampass
Grass Lane near corner
of Fox Grape Loop.
Recommend replacing
sod in that area.**





EXHIBIT 02

Who: Brent Henman – Field Operations Manager

What: Field Operations Report

When: 06-02-22

Budget Impact: N/A

Decision: N/A

Long Lake Ranch

Field Inspection Report — May 2022

DPFG Management & Consulting

B. Henman

Action Items

Long Lake Ranch

- Requested data from speed monitoring trailer from Pasco Sheriffs office. Awaiting reply.
- Requested speed limit signs to be installed in several areas of the community from Pasco Public Works Department. This is third request. Awaiting reply.
- Requested updated proposals for community pressure cleaning.
- Requested proposals to repaint yellow paint on center median curbs near community entrances.
- Requested proposals to repair entrance gates around big lake. Chainlink gates have damage and do not close correctly.

Action Items

Long Lake Ranch

- Followed up with landscapers on Serenoa Drive tree replacement project. Magnolia trees removed and new pine trees installed. Irrigation team is working out some issues with drip line in that area that has not been operation for some number of years.
- Followed up with homeowner with pool installation easement repairs for deposit and verified follow through with landscapers for repair project. Work is completed, some sod may need to be replaced.
- Followed up with landscapers ensuring that new sod was installed at south monument.
- Met with HOA management to discuss irrigation concerns. Discussed mapping of the existing system and identifying ownership of equipment and well pumps.

Action Items

Long Lake Ranch

- Identified damaged crosswalk sign at Serenoa Loop and Long Lake Ranch Blvd. The sign is scheduled to be reinstalled.
- Identified spray paint and flags indicative of buried utilities at the Peppergrass and Primrose sections. I was not aware of any upgrades that required access to CDD property. Awaiting reply from Frontier utility company to provide updates to this project.
- Identified two utility fences with damages. First fence is across from basketball courts. Second fence is inside Primrose Estates. Both fences have been reported to utilities for repairs.
- Identified two accent lights not operational at entrance monuments. Scheduled electric company to repair both. Also, requested Steadfast Environmental to inspect and repair fountains and lights.

Damaged sign

Identified damaged street sign at Serenoa Drive and Long Lake Ranch Blvd, it appears as though the sign was hit by a golf cart. I have scheduled the sign to be reinstalled.



Construction

Identified spray paint and colored flags marking out buried utilities at both Peppergrass and Primrose. Awaiting reply from Frontier to discuss what the project is and if they intend to communicate their intentions to the district.





Damaged fence

**Identified damage to
utility fence inside
Primrose Estates.**

**Contacted utility
company to report the
damage and request
service call to repair.**



Annuals change out in progress

Landscapers have begun removal of annuals in preparation for the installation of new annuals.



Southern monument

**East side of Sunlake Blvd.
the southern monument
now has new sod
installed.**



Damaged gates

Identified damage to chain link gates around big lake. Requested proposals to repair. Additionally, those three entrances require some detailing from landscaping.

Identified bushes and trees that have died and been removed over the years. Recommend considering adding new trees or bushes.





New plants

Identified a few more of the new bushes have died along playground fence. Reported to landscapers.



Rug on fence

Resident at:

18787 Deer Tracks Loop

**has placed a blue rug over the CDD
fence and it has been there for
approximately two weeks. I have
made multiple attempts to speak
with them but no answer at door. I
will be writing a letter and
delivering it requesting it be
removed.**



Serenoa Drive

Center median along entrance from Nightshade to Natureview needs to have curbs painted yellow, pvc markers replaced, and some landscaping replenished.





Entrance monuments

**Monuments are clean,
lighting operational, one
new light being installed
at Nightshade and
Serenoa. Annuals being
replaced this week.**





Dead trees

Identified several dead trees around the big lake.



Aquatics

**Big lake has hydrilla
spreading out again.
Notified aquatics team.**





Boardwalk

**Jumbo painting is
scheduled to apply
sealant/stain beginning
on Tuesday May 31.**



Sidewalks

**Requested proposals
from pressure cleaning
companies for cleaning
of sidewalks, curbs, and
fences.**





EXHIBIT 03

Who: Chuck Burnite – GHS Environmental

What: Aquatics Treatment Report

When: 06-02-22

Budget Impact: N/A

Decision: N/A

Actions Required At Time of Inspection
G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)
A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)
F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)
S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)
L = Treated Lilies (ie fragrant waterlily, spatterdock)
T = Trash/debris removed

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
12/29/2021																											Prepared and submitted Proposal #s 21-238, 21-239 and 21-240 requested by the CDD for the January 2022 meeting.
1/6/2022																											Attended CDD meeting to discuss and answer questions regarding the three proposals (#21-238, 21-239 and 21-240) requested in December 2021.
1/7/2022																											Revised and submitted Proposal #21-238R1 per the CDD's request at the 1/6/22 CDD meeting.
1/14/2022	G	T	T	T	T					T	T			T		T					T	T	T	T		T	Backpack treatments of aquatic grasses in the littoral zone around the Big Lake. Measured control structures of Pond 10 and 30 for construction of carp barriers.
1/31/2022	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup on all ponds.
2/10/2022	T		Notes							G																	No further erosion observed at Borrow Pit PVC stakes.
2/16/2022	T									T				T		T		T	T						T	T	Pond 30 - less trash removed since holidays.
2/17/2022											A, S															S	
2/22/2022	G																G	G									Grass treatment in littoral zones of Big Lake and west side of Ponds 20 and 30.
3/4/2022	T	T	T	T	T					T	T	T				T				T	T	T	T		T		
3/14/2022						T	T	T	T	T				T	T	T		T	T					T			
3/18/2022																											Construct carp barriers for Pond Nos. 10 and 30.
3/21/2022																											Install carp barriers for Pond Nos. 10 and 30.
3/23/2022																											Prepare and submit information to SWFWMD for grass carp approval.
3/24/2022																											Received approval from SWFWMD for grass carp stocking.
3/29/2022																											Prepared and submitted permit amendment to FWC to add Pond Nos. 10 and 30 for grass carp stocking.
4/8/2022	T	T	T	T	T	T				T	T	T				T				T	T	T	T		T		Water levels dropping. Field visit with D. Ruhligh to show him the hole in the concrete of the southernmost control structure on the west side of the Big Lake.
4/12/2022																											Obtained amended FWC permit to stock Pond Nos. 10 and 30 with grass carp. Ordered 12" - 14" grass carp for May delivery.
4/21/2022																											Site inspections of ponds.
4/27/2022																											Revised and submitted Proposal #21-240R1 for Fish Stocking (Blue Gill, Redear Sunfish and Blue Tilapia). Coordination with Mac McGaffney.
4/29/2022		T	T							T	T	T		G, T		T				G, T			T				Focus on grass treatments in community ponds while water levels are down.
5/4/2022	T	G					T	T	T	T			G	G		G	T	T							T		Grass treatments.
5/5/2022																											Attended CDD meeting to discuss and answer questions regarding proposal #21-240R1 for midge fly stocking
5/11/2022													G, T		G, T										G, T		Grass treatments.

EXHIBIT 04

Who: Tish Dobson – District Manager

What: Fish Stock Proposal Options

When: 06-02-22

Budget Impact: TBD

Decision: Board to approve one of two options for the fish stock proposal.



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

December 29, 2021

Mr. Brent Henman
DPFG Management & Consulting LLC
250 International Parkway, Suite 280
Lake Mary, FL 32773

**Re: Long Lake Ranch Community Development District
Fish Stocking (Blue Gill, Redear Sunfish and Blue Tilapia)
GHS Proposal No: 21-240**

Dear Mr. Henman,

GHS Environmental (GHS) is pleased to provide our services for fish stocking (blue gill, redear sunfish and blue tilapia) to assist in the reduction of mosquito and midge fly larvae in the man-made water bodies in the Long Lake Ranch Community Development District (CDD).

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

Proposed Scope of Services

Task 1: Fish Stocking

Blue gill, redear sunfish and blue tilapia are an effective way to help combat mosquitoes and midge flies. GHS staff will provide, deliver and install blue gill, redear sunfish and blue tilapia into the man-made waterbodies located throughout the Long Lake Ranch community. The total number of fish, stocking rate and cost for each pond is provided on Table 1.

These fish are the next recommended phase to help combat mosquito and midge flies for long term management. This proposal has been prepared on a price per pond basis to provide the CDD flexibility to stock ponds on an as-needed a la carte basis and/or for cost consideration to spread out over future budget years.

Proposed Budget

Table 1 summarizes the proposed budget for the tasks outlined above. Our proposed budget for the work described above is **\$54,318.00** for Task 1. The budget provided above is our best estimate of the final cost; our invoices, however, will be on a time and materials basis, and will reflect the actual costs required to complete the assigned tasks. The proposed budget is to be considered a “not-to-exceed” figure; unexpected costs over and above this estimate will not be incurred prior to obtaining your authorization.

Table 1 – Number of Recommended Fish – Phase 2 Stocking

Area	Approximate Acreage	Mix of Blue Gill & Redear Sunfish Minimum No. of Fish Recommended (500/Ac.)	Blue Tilapia Minimum No. of Fish Recommended (250/Ac.)	Cost	Initial Area Authorized for Stocking
Big Lake	37.52	18,760	9,380	\$19,467	
Borrow Expansion	1.57	785	393	\$862	
Borrow Lake	20.13	10,065	5,033	\$10,467	
FPM 4	3.21	1,605	803	\$1,711	
FPM 5	0.48	240	120	\$298	
FPM 6	3.88	1,940	970	\$2,058	
FPM 7	0.45	225	113	\$283	
FPM 7A	0.4	200	100	\$257	
FPM 9	1.16	580	290	\$650	
FPM 10	0.28	140	70	\$195	
FPM 11 North	0.39	195	98	\$252	
FPM 11 South	2.57	1,285	643	\$1,380	
FPM 12	1.05	525	263	\$593	
Pond 10	3.38	1,690	845	\$1,799	
Pond 100	0.64	320	160	\$381	
Pond 10A	0.62	310	155	\$371	
Pond 110	1.35	675	338	\$749	
Pond 20	2.04	1,020	510	\$1,106	
Pond 30	5.07	2,535	1,268	\$2,674	
Pond 40	1.13	565	283	\$635	
Pond 50A	3.77	1,885	943	\$2,001	
Pond 50B	2.49	1,245	623	\$1,339	
Pond 60	1.53	765	383	\$842	
Pond 70	2.21	1,105	553	\$1,194	
Pond 80	3.66	1,830	915	\$1,944	
Pond 90	1.47	735	368	\$811	
Total	102.45	51,225	25,613	\$54,318	

*Please note, once the population of blue gill, redear sunfish and blue tilapia are established, the last recommended phase would be to install large mouth bass to serve as a predator fish to reduce the chances of one species becoming overpopulated.

Closing Comments

Thank you for contacting GHS Environmental. We greatly appreciate the opportunity to submit this proposal for your consideration. Please do not hesitate to call us at (727) 432-2820 with any questions you might have concerning this proposal. If you wish to modify this proposal, GHS will readily tailor it to address your unique needs. If this proposal meets with your approval, GHS would appreciate your acceptance by signing this page below and returning it via email at chuck@ghsenvironmental.com. In closing, we appreciate being asked to provide assistance and look forward to working with you.

Sincerely yours,

GHS Environmental



Dana J. Gaydos
Principal



Chuck Burnite
Sr. Environmental Scientist

Accepted by:

Signature

Title

Date



Steadfast Contractors Alliance, LLC

30435 Commerce Drive Unit 102 | San Antonio, FL 33576

Phone: 844-347-0702 | Fax: 813-501-1432

office@SteadfastAlliance.com | SteadfastAlliance.com

Proposal

Date 5/25/2022 Proposal # 501

Customer Information		Project Information Long Lake Ranch CDD Blue Gill ...	
Long Lake Ranch CDD c/o DPFG, Inc. 250 International Pkwy, Suite 208 Lake Mary, FL 32746	Contact	Fish Stocking Long Lake Ranch CDD All Ponds	
	Phone		
	E-mail districtap@dpfgmc.com	Proposal Prepared By:	Joe Hamilton
	Account #	Type Of Work	Fish Stocking

Steadfast Contractor Alliance, LLC proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	U/M	Unit Price	Amount
Stocking of mixed young Bluegill & Shellcracker/Redear Sunfish for the purposes of controlling Midge fly populations. Fish will be acclimated into pond water and then released.	18,760		1.56	29,265.60
EST Timeframe: 1 Day				
Big Lake - 18,760 Fish				
Borrow Expansion -785 Fish	785		1.56	1,224.60
Borrow Lake - 10,065 Fish	10,065		1.56	15,701.40
FPM 4 - 1,605 Fish	1,605		1.56	2,503.80
FPM 5 - 240 Fish	240		1.56	374.40
FPM 6 -1,940 Fish	1,940		1.56	3,026.40
FPM 7 - 225 Fish	225		1.56	351.00
FPM 7A - 200 Fish	200		1.56	312.00
FPM 9 - 580 Fish	580		1.56	904.80
FPM 10 - 140 Fish	140		1.56	218.40
FPM 11 North - 195 Fish	195		1.56	304.20
FPM 11 South - 1,285 Fish	1,285		1.56	2,004.60
FPM 12 - 525 Fish	525		1.56	819.00
Pond 10 - 1,690 Fish	1,690		1.56	2,636.40
Pond 100 - 320 Fish	320		1.56	499.20
Pond 10A - 310 Fish	310		1.56	483.60
Pond 110 - 675 Fish	675		1.56	1,053.00
Pond 20 - 1,020 Fish	1,020		1.56	1,591.20
Pond 30 - 2,535 Fish	2,535		1.56	3,954.60
Pond 40 - 565 Fish	565		1.56	881.40
Pond 50A - 1,885 Fish	1,885		1.56	2,940.60
Pond 50B - 1,245 Fish	1,245		1.56	1,942.20
Pond 60 - 765 Fish	765		1.56	1,193.40
Pond 70 - 1,105 Fish	1,105		1.56	1,723.80
Pond 80 - 1,830 Fish	1,830		1.56	2,854.80
Pond 90 - 735 Fish	735		1.56	1,146.60
			Total	\$79,911.00

EXHIBIT 05

Who: Tish Dobson – District Manager

What: Steadfast Environmental Quarterly Fountain Maintenance Proposal

When: 06-02-22

Budget Impact: \$968.75/Quarterly

Decision: Board to approve Steadfast Environmental quarterly fountain maintenance proposal in the amount of \$968.75 quarterly.



Steadfast Environmental, LLC

FKA Flatwoods Environmental

30435 Commerce Drive Ste 102 | San Antonio, FL 33576

813.836.7940 | office@steadfastenv.com

www.SteadfastEnv.com

Proposal

Date 5/24/2022

Proposal #

197

Customer Information		Project Information SE1050 Long Lake Ranch CDD F...	
Long Lake Ranch CDD c/o DPF, Inc. Patricia Comings-Thibault ,District Mgr 15310 Amberly Dr. Suite 175 Tampa, FL 33647	Contact Phone E-mail joe@flatwoodsendv.com Account #	Long Lake Ranch CDD	Proposal Prepared By: Joe Hamilton Type Of Work Maintenance

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
2022 Quarterly Fountain Maintenance for Long Lake Ranch CDD Equipment : One (1) Vertex Fountain at Borrow Lake, One (1) at Pond 20, One (1) at Pond 30 & Three (3) at Big Lake. Scope of work to include inspection of moving parts, wear and tear, filter cleaning & nozzle cleaning. (Light bulbs if applicable) Compressor parts will also be inspected and serviced if necessary. Any fountain implements that are found faulty can be ordered and replaced by SE LLC after a proposal is prepared, reviewed and approved by the CDD. Terms of service = 1 year, no automatic renewal. Quarterly cost : \$968.75 Annual Cost : \$3,875.00		3,875.00

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

\$3,875.00

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 06

Who: Phil Chang – District Engineer

What: Stormwater Needs Analysis Report

When: 06-02-22

Budget Impact: N/A

Decision: N/A



TO: **Howard McGaffney**
Long Lake Ranch CDD District Manager

DATE: **May 19, 2022**

FROM: **Phil Chang, P.E.**
Long Lake Ranch CDD District Engineer

RE: **Stormwater Management System Report**

As you are aware, the Florida Legislature passed House Bill 53 which required special districts to create a 20-year needs analysis which the Board approved Johnson Engineering to complete.

Our analysis included a review of plans, maps, permits, financial expenditures and other information pertinent to provide the information that is being required by the Florida Office of Economic and Demographic Research (EDR).

Attached is the report template that was provided by the State and a GIS boundary map (GIS shape files were developed and are being provided to the EDR per their requirements). Also being provided to the EDR but not attached (due to file size) will be materials referenced such as-built/record plans, drainage maps, etc.

Subject to any comments from the Board, we plan to submit all our information related to the Stormwater Management System Report to the EDR by way of the Pasco County Stormwater Division prior to the June 20, 2022 deadline.

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Governor. For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Long Lake Ranch Community Development District
Name of stormwater utility, if applicable:	N/A
Contact Person	
Name:	Howard McGaffney
Position/Title:	District Manager
Email Address:	hmac@vestapropertyservices.com
Phone Number:	321-263-0132

Indicate the Water Management District(s) in which your service area is located.

- | | |
|-------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> | Northwest Florida Water Management District (NFWFMD) |
| <input type="checkbox"/> | Suwannee River Water Management District (SRWMD) |
| <input type="checkbox"/> | St. Johns River Water Management District (SJRWMD) |
| <input checked="" type="checkbox"/> | Southwest Florida Water Management District (SWFWMD) |
| <input type="checkbox"/> | South Florida Water Management District (SFWMD) |

Indicate the type of local government:

- | | |
|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Municipality |
| <input type="checkbox"/> | County |
| <input checked="" type="checkbox"/> | Independent Special District |

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Management of the stormwater management is conducted in accordance with the SWFWMD Environmental Resource Permit Nos. 4313843.000, 4313843.001, 4313843.002, 4313843.003, 4313843.004, 4313843.0025, 4313843.032, 4313843.033, 4313843.036, 4313843.037, 4313843.038, and 4313843.048 General and Special Conditions. Routine maintenance of the system is performed by experienced stormwater maintenance contractors and is funded by the CDD budget through non-ad valorem assessments.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?
If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?
If Yes:
How many years does the plan(s) cover?
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
If Yes, does it include 100% of your facilities?
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	Yes
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	No
A system for managing stormwater complaints?	No
Other specific activities?	

Notes or Comments on any of the above:

Public involvement, including responding to stormwater complaints, is handled during monthly board meeting which are open to the public. The other activities fall within the jurisdiction of SWFWMD and Pasco County.

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Yes

Notes or Comments on the above:

Common stormwater infrastructure such as ponds, drainage structures and underground stormwater conveyance pipes are maintained by the Community Development District.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	34,909.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	26	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	Yes	Yes
Living shorelines	No	No

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☐ Asset management system
- ☐ GIS program
- ☐ MS4 permit application
- ☒ Aerial photos
- ☒ Past or ongoing budget investments
- ☐ Water quality projects

Other(s):

--

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

The boundary of the stormwater service area coincides with the CDD boundary.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

No expected changes in the service area within the next 20 years.

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	37	198	222	250	282
Brief description of growth greater than 15% over any 5-year period:					
Projected expenditures calculated using EDR O&M Expenditure Forecast (Consumer Price Index)					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned	0	0	0	0	0

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned	0	0	0	0	0

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned	0	0	0	0	0

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned	0	0	0	0	0

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input checked="" type="checkbox"/>	Stormwater Master Plan
<input checked="" type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned	0	0	0	0	0

Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned	0	0	0	0	0

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)					
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)					
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	41,516	41,516					
2017-18	59,150	59,150					
2018-19	30,371	30,371					
2019-20	40,652	40,652					
2020-21	36,202	36,202					

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	198	222	250	282
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	198	222	250	282

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]

O:\2019\20192175-000\ArcGIS\Working.mxd Date: 4/4/2022 Time: 4:37:31 PM User: ml2



Long Lake Ranch CDD
Pasco County, Florida



JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

Long Lake Ranch CDD Boundary

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/4/2022	20192175-000	00-00-00	As Shown	1

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Project Manager Philip Chang

Howard (Mac) McGaffney
Long Lake Ranch CDD
c/o DPF
250 International Pkwy, Suite 280
Lake Mary, FL 32746

Invoice

May 24, 2022

Project No: 20192175-003

Invoice No: 3

FEID #59-1173834

Project 20192175-003 Long Lake Ranch Water Management System Report
20192175-003
Long Lake Ranch Water Mgmt System Report
Work Authorization Number 22-002

**** FINAL INVOICE ****

Professional Services through May 24, 2022

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
01	Analysis	3,800.00	LS	100 %	3,800.00	3,230.00	570.00	0.00
02	Report	1,710.00	LS	100 %	1,710.00	0.00	1,710.00	0.00
Totals		5,510.00			5,510.00	2,660.00	570.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES: 2,280.00

INVOICE TOTAL: 2,280.00

EXHIBIT 07

Who: Doug Ruhlig – Clubhouse Manager

What: Clubhouse Manager Report

When: 06-02-22

Budget Impact: N/A

Decision: N/A

Long Lake Ranch CDD

Amenity Manager's Report

Date of report: 5/25/2022

Submitted by: Doug Ruhlig

Clubhouse & Amenities

- Three separate companies are looking at the bubbles in the pool. I should have three different proposals for you by the meeting.
- I have reached out multiple times to the other IT companies provided by Mr. Stone from the last meeting; none of them has gotten back to me as of this report.
- I will be meeting with DCSI within the next week to get a more accurate proposal of cost for the security upgrades.
- Jumbo has reached out to me to which I forwarded to Brent. They are waiting for the proper stain and color to come in stock and then they will begin the bridge.
- There was some damage done to the playground pavilion area. I have found on tape the two children responsible. I am attempting to identify them and seek retribution from their parents for the costs.
- I have received one proposal for the concrete removal work that is only for the one section as discussed. Tish was working with the other company to get an itemized proposal.
-

EXHIBIT 08

Who: Tish Dobson – District Manager

What: Street Light Agreements Review

When: 06-02-22

Budget Impact: N/A

Decision: N/A

**Long Lake Ranch
Streetlight Agreements**

Vendor	Location	Inception Date	Contract Terms	Expiration Date	Account Number
Progress Energy	Sunlake Blvd./ Long Lake Ranch	1/31/2013	10 years	1/18/2023	22499-62572
Duke Energy	Nature View Drive 3A-F	5/12/2015	10 years	5/12/2025	20791-66280
Duke Energy	Nature View Drive 6B	5/12/2015	10 Years	5/12/2025	20791-66280
Duke Energy	Night Shade Drive and Serenoa Drive	8/7/2015	10 Years	8/7/2025	20791-66280
Duke Energy	Oak Hammock Court	4/20/2016	10 years	4/20/2026	20791-66280
Duke Energy	Sunlake Blvd.	8/22/2016	10 years	8/22/2026	343187057

EXHIBIT 09

Who: Tish Dobson – District Manager

What: RedTree Invoice Review

When: 06-02-22

Budget Impact: N/A

Decision: N/A

Recently Submitted RedTree Invoices

Invoice #	Invoice Date	Budget Item	Amount	Notes
9415	12/31/2021	Irrigation Repairs	\$180.70	Budgeted Item
9354	1/1/2022	Monthly Regular Invoice for Landscape Maintenance for January 2022	\$13,675.00	Budgeted Item
9101	12/1/2021	Monthly Regular Invoice for Landscape Maintenance for December 2021	\$13,675.00	Budgeted Item
9925	3/18/2022	Landscape Replacement/Plants and Shrubs	\$5,500.00	Proposal date: 10/19/2021 Arbor Care - Approved work
10479	5/13/2022	Landscape Replacement/Plants and Shrubs	\$2,500.00	Proposal date: 2/17/2022 - 19636 Long Lake Blvd. - Approved work
Total:			\$35,530.70	

Budgeted Items: \$27,530.70

Approved items
based on necessity
and the budget: \$8,000.00

For proper budgeting throughout the FY, the external and internal AR/AP processes were reviewed to better service Long Lake Ranch. At this time, the overall budget will not be impacted adversely.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 9415**BILL TO**

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

DATE
12/31/2021

PLEASE PAY
\$180.70

DUE DATE
12/31/2021

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed on 12/28/21			
Repaired damage to the irrigation on zone #3 which waters all center islands and all monument signs along Long Lake Blvd. Vehicle damage to island just before round-a-bout island damaged the supply pipe coming into the islands with signs and lirioppe.			
Sales 1" coupling	1	1.00	1.00
Sales 1" pvc pipe, white per foot	3	0.65	1.95
Sales 3/4" x 1" male adaptor TxS	1	2.75	2.75
Sales Trip charge	1	65.00	65.00
Sales Labor - technician 2 x 1hr	2	55.00	110.00

TOTAL DUE**\$180.70**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

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redtreelandscapesystems.com

Invoice 9354



BILL TO

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

DATE
01/01/2022

PLEASE PAY
\$13,675.00

DUE DATE
01/01/2022

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance	1	13,675.00	13,675.00
Monthly Grounds Maintenance			
For the service month of this billing, kindly refer to the date on the invoice. Thank you!			

TOTAL DUE **\$13,675.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 9101



BILL TO

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

DATE
12/01/2021

PLEASE PAY
\$13,675.00

DUE DATE
12/01/2021

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance Monthly Grounds Maintenance	1	13,675.00	13,675.00
For the service month of this billing, kindly refer to the date on the invoice. Thank you!			

TOTAL DUE **\$13,675.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 9925



BILL TO

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

DATE
03/18/2022

PLEASE PAY
\$5,500.00

DUE DATE
03/18/2022

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as per proposal dated 10/19/21:			
Arbor Care	1	5,500.00	5,500.00
Hardwood tree structural crown thinning & elevation			

TOTAL DUE \$5,500.00

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 10479



BILL TO

Long Lake Ranch Community
Development District
250 International Parkway,
Suite 208
Lake Mary, FL 32746 USA

DATE
05/13/2022

PLEASE PAY
\$2,500.00

DUE DATE
05/13/2022

ACTIVITY	QTY	RATE	AMOUNT
Arbor care / landscape clean up performed as per proposal dated 2/17/22:			
Arbor Care	1	2,500.00	2,500.00
Removal of debris and tree lifting in bed behind 19636 Long Lake Blvd - along the CDD fence that runs behind the homes. Includes all labor, hauling and dumping fees.			

TOTAL DUE \$2,500.00

THANK YOU.

EXHIBIT 10

Who: Tish Dobson – District Manager

What: May 5, 2022 Meeting Minutes

When: 06-02-22

Budget Impact: N/A

Decision: N/A

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community
5 Development District was held on Thursday, May 5, 2022 at 6:04 p.m. at the Long Lake Amenity Center,
6 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

7 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call**

8 Mr. McGaffney called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Bill Pellán	Board Supervisor, Chairman
11 Heidi Clawson	Board Supervisor, Vice Chairwoman
12 George Smith	Board Supervisor, Assistant Secretary
13 John Twomey	Board Supervisor, Assistant Secretary
14 James Koford	Board Supervisor, Assistant Secretary

15 Also present were:

16 Howard “Mac” McGaffney	District Manager, DPFG Management & Consulting
17 Brent Henman	Field Operations, DPFG Management & Consulting
18 Tish Dobson	DPFG Management & Consulting
19 Sarah Sandy	District Counsel, Kutak Rock LLP
20 Neil Wayne	Vesta Property Services
21 Doug Ruhlig	Amenities Manager
22 Chuck Burnite	GHS Environmental
23 RJ Johnson	RedTree Landscape Systems

24 *The following is a summary of the discussions and actions taken at the May 5, 2022 Long Lake Ranch CDD*
25 *Board of Supervisors Regular Meeting.*

26 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
27 **agenda items)**

28 Prior to opening the floor to audience comments, Mr. McGaffney requested that Mr. Ruhlig
29 purchase an American flag for the meeting location so that future agendas could include the Pledge
30 of Allegiance.

31 A representative from the HOA presented a proposal to the Board for the purchase and placement
32 of a storage cabinet in the amenity center, giving an overview of its dimensions.

33 On a MOTION by Mr. Pellán, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved
34 authorizing the HOA to work with the amenity manager to determine the location of a storage cabinet in
35 the amenity center to be donated for use, for the Long Lake Ranch Community Development District.

36 Following the motion, a resident expressed concerns regarding landscaper irrigation patterns and
37 installation, and Mr. McGaffney directed the resident to the HOA.

38 A resident asked for clarification for the purpose of the proposals for fixing monument plantings,
39 suggesting that addressing the dead trees on the property should take precedence.

40 A resident requested for the Board to consider whether each expenditure is required, a priority, a
41 necessity, or otherwise desirable. The resident stated his support for fiscal prudence.

42 A resident suggested color-changing floodlights for the entry monuments.

A resident indicated that she was present to discuss an incident in the dog park involving a dog bite. The Board indicated that this item was in the agenda under the Third Order of Business and encouraged her to stay for that section of the meeting.

A resident commented on the financial statements, asking about the allocation for the clubhouse supplies line item. The resident questioned the scope and pricing of the DCSI security proposals under Exhibit 9, in particular the locations of the 10 additional cameras for Option 2. The resident additionally asked why other companies had not bid on maintenance services, indicating that fees were increasing each year.

There were no additional comments from the audience.

Prior to proceeding with the next item on the agenda, Mr. Smith indicated that he felt that some calculated percentage increases may be misleading due to a matter relating to conflating O&M and District bonds. Mr. McGaffney noted that the capital was being split from the O&M for this coming fiscal year, and stated that he could commit to displaying year over year differences and variances to better illustrate changes.

THIRD ORDER OF BUSINESS – Consideration of Suspension of Amenity Privileges

Ms. Sandy advised that the Board had been provided with the dog bite incident report and a copy of the letter of suspension that had been sent to the resident. Ms. Sandy provided an overview of the relevant policies pertaining to aggressive dogs, owner responsibility, and endangerment of health, safety, and/or welfare of individuals in the District.

The resident who had been bitten recalled the details of the incident, stating that police and animal control had been notified as there had been a skin puncture. The resident stated that the animal control report was still open, and once it was completed and released, she would send this to the Board. The resident indicated that she had seen additional reports of bites from members of the community in response to her social media posting.

Ms. Sandy stated that the letter indicated that the dogs were not permitted to be in the dog park in the future, and that the main topic of discussion would be whether the owner should be given any further suspension of amenity privileges. Ms. Sandy clarified that the Board could discuss the scope of suspension in terms of the amenities that would be revoked, or in terms of the period of time the suspension would need to be served. In response to questions about access control, Mr. Ruhlig stated that he would need to look into separating out the dog park from its current complete resident access group system, if the Board were to proceed with suspending dog park access for the specific resident. The Board discussed the extent of the suspension that would be appropriate, with Ms. Sandy advising that initial violations of this nature typically entailed a 30-day suspension.

On a MOTION by Mr. Pellan, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board approved to suspend all amenity privileges of the household's residents for a 30-day duration, and for a permanent ban of the dog from all District amenities and property, for the Long Lake Ranch Community Development District.

Following the motion, Mr. Koford suggested documenting the Board's decision-making process for the suspension recommendation, for potential future reference as precedent for other incidents that may arise.

FOURTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

This item, originally Item D, was presented out of order.

Ms. Sandy stated that the umbrella invoice had been paid to Admiral, and that the \$5,000 had been received in return, adding that the frames had been returned as well. Ms. Sandy stated that Stuart Fencing had gotten in contact regarding wiring the District the money, and had indicated that they may be willing to mail a check instead. Ms. Sandy advised that if this were to fall through, a hearing with small claims court was set for June. A Surplus Assets Resolution would be drafted for the disposition of pool chairs and lounges.

Ms. Sandy noted that an access agreement had been drafted allowing for the District to be able to go onto a resident's property to perform some remedial work. Mr. Henman provided an overview of the landscape leveling that had been performed in accordance with the survey, per Florida State standards through SWFWMD. Mr. Henman noted that the homeowners had some Zoysia grass in their yard that had been removed as part of the digging process, and that replacement strips were currently on order to be installed along with some bushes. Mr. Henman spoke positively on the level of cooperation with the District Engineer and the homeowners, opining that the original issue may have lied with the pool company that had been hired. Mr. Henman added that a fence had been requested for the pool, and that as staff had restored the homeowners' property, they would be assisting with the installation. Mr. McGaffney noted some confusion between the amount that the resident expected to pay, about \$9,400, and the quoted cost of work, about \$11,000, due to additional grading needed for the property. Comments were made indicating that the contractor had been responsible for the damage done to District property.

Mr. Pellán asked for an update on the process with the final version of the amenity use policy, following the amendments and markups that the Board had approved. Ms. Sandy stated that the policy had been updated and sent over to Ms. Leger at DPFPG for filing. Mr. Pellán requested for the updated policy to be posted to the CDD website, and for a copy to be sent to Mr. Ruhlrig for dissemination and records. Mr. Pellán additionally asked whether the tennis pro agreement was still in the works, and Ms. Sandy stated that this had also been sent to Ms. Leger. Comments were made indicating that this still needed signing.

B. Aquatic Services

Mr. Pellán noted that the recommendation for treating midge fly issues was by stocking with fish, as it would likely generate better returns than spray treatments. Mr. Pellán recommended keeping some funds allocated to proceed with fish stocking for the next fiscal year. Mr. Burnite recalled that mosquito fish had previously cost the District around \$11,000 to \$12,000.

Mr. Burnite additionally noted a memo on the control structure, which Mr. Henman stated would be looked into.

Prior to discussing landscaping and irrigation, the Board discussed some budgetary considerations with Mr. McGaffney, who explained details relating to reserve funds being taken out to help with costs related to pool furniture and other expenses. Mr. McGaffney explained that fund balance was not used until the District actually began to exceed budgeted expenditures, adding that these would be addressed as part of an end of year budget amendment. Discussion ensued regarding areas where the District may be exceeding the budget. Mr. McGaffney expressed confidence in the financial health, noting that the CDD should aim to use the reserve study as a tool for planning out fund balances so that they could be well-funded in the future. Mr. McGaffney additionally suggested that the separation of capital projects from O&M should help with aspects of fiscal organization and planning.

1. Exhibit 2: Presentation of Aquatics Treatment Report

C. Landscaping and Irrigation

1. Presentation of Field Inspection Report

Mr. Henman gave an overview of his report, noting that there had been some changes and restructuring with DPFG, introducing Ms. Dobson to the Board. Mr. Henman stated that since the previous meeting he had requested proposals related to trees on the curbs, concrete and utility building proposals, and pricing from electricians for installation. Mr. Henman stated that he wished to acquire multiple proposals of each before presenting them to the Board.

Mr. Henman stated that he had been monitoring an area of sod on Pampass Grass Lane near Fox Grape Loop for the past few months. Mr. Henman expressed concerns that the grass in the corner was dead, and indicated to the Board that he wished to reach out to the landscapers for an estimate on replacing the sod, to be brought back for consideration.

Mr. Henman noted work that Mr. Burnite had been performing on the ponds and connective pathways in preparation for the fish stocking. Mr. Henman observed significant rust stains forming on the east side of the big lake, and suggested that some form of special treatment may be needed in the area. Mr. Smith suggested for the installation of a French drain.

Mr. Henman noted that Steadfast had not been responsive regarding the fountains, noting that they were a company which the CDD had an agreement with for fountain work. Mr. Henman asked the Board for their input on potentially reaching out to other companies. Mr. Pellan suggested reviewing the agreement before contacting others in the field, and Mr. McGaffney stated that District Counsel could pull the agreement in place to determine any potential requirements related to deficiencies. Mr. Henman stated that he would follow up on this.

Mr. Henman suggested that each of the three gates could be fixed under the established monthly spending threshold. Supervisor comments were made indicating that scopes may include the fence by the big lake as part of the District's obligations. Additional comments were made requesting for proposals on the concrete, as well as pressure washing the sidewalks by the pond.

2. Exhibit 1: RedTree Proposals

a. Landscape Enhancement – Behind 18991 Roseate Dr. 1 - \$1,500.00

b. Landscape Enhancement – Behind 18991 Roseate Dr. 2 - \$1,250.00

Mr. Johnson explained that there had been a washout behind the address, and that the proposal would add fill dirt and bahia grass to fill in the void. Mr. Henman explained that this was an address along the pond bank, and suggested that rainwater runoff from other resident yards may have caused the issue to form. Comments were made from the Board questioning whether this would be an effective approach for stabilization. Mr. Koford expressed support for proceeding with Landscape Enhancement 1, following staff comments indicating that leaving it unaddressed may present a hazard to the crew.

On a MOTION by Mr. Koford, SECONDED by Mr. Pellan, with Mr. Koford, Mr. Pellan, Mr. Twomey, and Ms. Clawson voting "AYE", and Mr. Smith voting "NAY", the Board approved the RedTree Proposal for Landscape Enhancement 1 behind 18991 Roseate Drive, in an amount not to exceed \$1,500.00, for the Long Lake Ranch Community Development District.

Following the motion, Mr. Koford asked whether the area to be addressed with Enhancement 2 also presented a safety hazard, to which the response was that it was not as immediate a concern. Mr. Henman stated that he could continue to monitor and mark off the area to make Mr. Johnson and his on-site crew aware.

- c. Night Shade Dr. Monument - \$2,032.75
- d. LLR Blvd. – Outbound Monument - \$11,413.35
- e. LLR Blvd. – Inbound Monument - \$11,413.35

Mr. Henman recalled that Mr. Lucadano had been directed to modify previously presented proposals, and that the three monuments proposals in the Exhibit were the response received. Ms. Clawson suggested that the monuments may not have been what the Board had asked for. The Board expressed support for an approach that was more visually consistent with other entrances in the community, and opted to not take action on the Red Tree monuments proposals. Mr. McGaffney stated that these items would still be in records in case the Board wished to revisit them.

Mr. Twomey asked if they could get a count on the dead trees and bushes throughout the community. Mr. Pellan additionally asked about a resident who had removed a fence on Primrose. Mr. Henman stated that he had done a site walk with Mr. Johnson and Mr. McGaffney and identified the scope of damage as being under \$1,200. Mr. Henman stated that he had planned on repairing the damage and sending the invoice to the resident, and Mr. McGaffney stated that he could do a site visit with the resident explaining the issue, with a demand letter to be written if needed.

Ms. Clawson recalled that installations by the tennis court had been approved previously, and expressed concerns about the amount of dead trees and work that had not been done. Mr. McGaffney indicated that trees had already been ordered. Mr. Koford asked whether the trees could be placed at a different location, and Mr. McGaffney noted input from the landscapers expressing concerns about the appearance at alternative locations. Discussion ensued regarding locations, and the Board opted to designate Ms. Clawson as the Board's liaison to work with Red Tree. Mr. McGaffney requested for Mr. Johnson to get with Mr. Henman for tracking any due credit.

Mr. Clawson indicated that the landscape enhancements at the Foxtail entrances had not been done yet.

D. District Engineer

The District Engineer was not present to provide a report.

E. Clubhouse Manager

1. Exhibit 3: Presentation of Clubhouse Manager Report

Mr. Ruhlig stated that the HOA was requesting to hold an adult mixer event on June 11, and was requesting for the main pool to be closed at 5:00 p.m. on that date. Ms. Sandy recommended ensuring that appropriate alcohol licenses were in place as needed. Ms. Sandy added that it was the HOA's responsibility for the manner by which alcohol was to be served, and that she would need to confirm from their end to make sure the District did not have any potential exposure. Mr. McGaffney added that he would work with the insurance company and inform the Board if any issues arose.

Mr. Twomey noted previous comments about staff potentially being overwhelmed with some administrative duties, and suggested to the Board that the regular reports could be trimmed down to significant events. Mr. Twomey additionally noted a resident report about an employee driving a golf cart erratically over the weekend, and asked for confirmation that the report of a flat tire had been truthful. Mr. Ruhlig stated that there had been a flat

tire. Mr. Twomey recalled that he had also seen some concerning driving behaviors from the staff member, and Mr. Ruhlig stated that the employee had been spoken to multiple times and would no longer have access to the golf cart. Mr. Pellan expressed concerns about whether the employee would be capable of doing the job to his best ability, both with losing access to the golf cart and with dealing with policy violators as part of the upcoming busier season. Mr. Ruhlig noted staffing and recruiting considerations, ultimately advising that he felt he could do a satisfactory job with appropriate supervision and the additional summer help.

Mr. Koford asked whether the individuals responsible for damage on the courts as part of a cricket game they had played had been identified. Mr. Ruhlig stated that he had the name and address, but was currently waiting on an actual quote prior to making contact. Mr. Pellan observed that cricket games had been ongoing every weekend, and indicated that this may be prohibited.

F. District Manager

Mr. Ruhlig requested clarification on food truck vendor policies. Mr. Pellan indicated that the Board had agreed that it was not necessary to enter into agreement with each individual vendor regarding usage of utilities. Mr. Smith noted that most vendors had their own generators.

FIFTH ORDER OF BUSINESS – Business Administration

A. Exhibit 4: Consideration of Minutes of the Board of Supervisors' Meeting Held on April 7, 2022

Mr. McGaffney noted that these minutes incorporated revisions previously suggested by Ms. Clawson.

On a MOTION by Mr. Pellan, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors' Meetings Held on April 7, 2022, for the Long Lake Ranch Community Development District.

B. Exhibit 5: Consideration of Operation and Maintenance Expenditures for March 2022

Mr. Smith inquired about a charge in the amount of \$2,900 related to the reserve study. Mr. McGaffney noted that the date on the bill was 2021, and that he would look into the matter to ensure that the District had not been double-billed on this item. Mr. Smith asked about the locksmith charge, and Mr. Ruhlig explained that this was due to some rekeying that had taken place with the Foxtail doors, as well as the Long Lake Ranch Amenity Center doors. Mr. Smith asked about a Vesta invoice dated February 28 in the amount of \$68.51, and Mr. McGaffney explained that this was related to mailer costs.

On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board accepted the Operation and Maintenance Expenditures for March 2022, for the Long Lake Ranch Community Development District.

C. Exhibit 6: Consideration of March 2022 Unaudited Financial Statements

Mr. McGaffney noted efforts to add more information on the unaudited financials for transparency purposes. Mr. McGaffney recommended that Supervisors send in any questions outside of the meeting, as he did not have direct access to QuickBooks.

On a MOTION by Mr. Koford, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board accepted the March 2022 Unaudited Financial Statements, for the Long Lake Ranch Community Development District.

Following the motion, Mr. McGaffney started an impromptu discussion on the shed capital project with the Board. Mr. McGaffney suggested that the combined total of the base components needed for the shed project ran at about \$40,000, and Mr. Henman advised that there may be additional costs related to items such as security cameras. Mr. Henman stated that he hoped that there may be some reduction to the engineering fees, as there had been some workload reduction and the costs may end up being under the not-to-exceed work authorization amount of \$7,000 previously approved.

SIXTH ORDER OF BUSINESS – Business Items

A. Exhibit 7: Presentation of Pasco County Number of Qualified Electors – F.S. 190.006 – 1,594

B. Exhibit 8: Consideration of DCSI Security Access Control Panels Replacement Proposal - \$11,825.00

Mr. Ruhlig explained that this proposal was for replacing gate control panels with a higher quality and more easily repairable alternative than what was currently in place. Mr. Ruhlig explained difficulties in repairing the current panels if they were to go down, noting the need for specially licensed dealers. Mr. Pellan indicated that he would like to see this done in this current fiscal year, and Mr. McGaffney advised as to the relevant budgetary considerations. The Board discussed potentially approving the control panels along with the camera system overhaul proposal.

C. Exhibit 9: Consideration of DCSI Security Proposals

1. Camera Service - \$10,000.00

2. Camera System - \$30,000.00

Mr. Ruhlig explained that the current camera system in place in the community was at max capacity, and that the larger proposal would involve an overhaul of the NVR system to a 32-channel machine with new cameras in all areas of proposed coverage. The Board discussed areas that they believed were critical for coverage.

Mr. Pellan made a motion to approve the DCSI Security proposals for access control panel replacement in the amount of \$11,825.00, and for the camera system overhaul in an amount not to exceed \$30,000.00, for the Long Lake Ranch Community Development District.

During discussion of the motion, Mr. McGaffney suggested incorporating some contingency in the approved NTE amount for the camera system overhaul aspect in case the company ran into some issues inflating the cost above the amount. Mr. McGaffney noted that this would necessitate the company coming back before the Board.

During discussion of the motion, Mr. Twomey expressed hesitancy on voting to approve the camera system proposal without knowing exactly what the cost was.

Mr. Pellan withdrew the approval of the DCSI camera system proposal, in an amount not to exceed \$30,000.00, from the motion.

On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the DCSI Security Access Control Panels Replacement Proposal, in the amount of \$11,825.00, with the authorization of District Counsel to review the agreement and the Chair and Vice Chair to execute, for the Long Lake Ranch Community Development District.

Following the motion, Mr. Pellan requested for Mr. Ruhlig to get with the company on the camera proposals. Mr. Ruhlig stated that he would discuss the coverage with DCSI, and that he could have the representative put together a layout map as clarification for the Board. Mr. McGaffney added

that, as specifics on the community's security system would be discussed, a shade session could be scheduled for the June meeting, adding that this could be removed if it was not needed.

D. Consideration of Vesta Additional Maintenance Services Proposal

Mr. McGaffney stated that, following discussions with Mr. Wayne on potential further revisions, this item would be tabled to the next meeting.

E. Exhibit 11: Consideration of Speedy Concrete Sidewalk Sawing & Removal Proposal - \$4,217.85

This item was tabled, pending further work by Mr. Ruhlig.

F. Exhibit 12: Consideration & Adoption of **Resolution 2022-08**, Approving Proposed FY 2023 Budget & Setting Public Hearing

Mr. McGaffney gave an overview of the proposed FY 2023 budget, noting the 5.3% overall variance up from the previous Fiscal Year. Mr. Smith indicated that the variance for the operations and maintenance side of the budget was closer to 7.3% per his calculations, and Mr. McGaffney stated that this would be separated out for transparency. Ms. Sandy added that a letter would be sent out to all residents notifying them of the increase, and suggested that further clarification could be provided on this notice. Mr. McGaffney provided a breakdown of the assessments for specific types of lots.

Mr. McGaffney stated that the capital outlay that was in the general fund had been taken out to create its own fund, with its own assessment and expenditures displayed. Mr. McGaffney explained the purpose of approving a high-water mark budget, noting that it would likely come down which would in turn cause assessment amounts to decrease from initial projections.

Ms. Clawson inquired about the amount budgeted for pressure washing, and how it compared with projections. Ms. Clawson, Mr. Pellan, and Mr. Koford agreed to an amount of \$30,000 for pressure washing. Mr. McGaffney proceeded to provide an overview of additional line items in the proposed FY 2023 budget:

- He stated that he had put in \$2,500 for clubhouse supplies, noting equipment being purchased by Mr. Ruhlig as needed.
- Mr. McGaffney added that other landscape treatment had been increased to \$4,500 as more accurate numbers had come in.
- Mulch replacement had been increased by \$10,000 to a new amount of \$70,000.
- \$3,500 had been listed for fountain service maintenance. Mr. Pellan suggested that this line item may increase if they opted to change companies.
- Mr. McGaffney commented on field services and District management line items, noting a requested increase for the latter. In response to questions about security, Mr. McGaffney noted that the District paid for repair and maintenance of the system, and not video monitoring.
- A 15% increase in utilities had been listed based on current projections from their partners in the industry.
- A 15% increase in property insurance was noted.
- Mr. McGaffney noted a 10% increase in general liability and public officials insurance.
- Mr. McGaffney acknowledged a decrease in the web hosting line item, in an amount of about \$415.

- 347 • Fees were listed as \$20,000 for District Management, \$11,000 for administrators, \$11,000
348 for accounting, \$5,000 for assessment roll preparation, and \$3,000 for dissemination.
- 349 • A set rate had been negotiated for tennis, at about \$120 per month.
- 350 • The total proposed assessments levied based on net on-roll for Fiscal Year 2023 would be
351 in the amount of \$1,155,951.
- 352 • The total ending fund balance projection for Fiscal Year 2023 would be in the amount of
353 \$301,762, with \$109,104 as unassigned fund balance, and \$192,659 assigned for 2 months
354 of operating capital.

355 Mr. McGaffney asked if the Board had any questions on Operations & Maintenance. There being
356 none, he explained that Ms. Dobson would next be reviewing the District's current contracts and
357 that the contracts page would be updated accordingly. The Board discussed potential areas for
358 reduction in the budget, with Mr. Koford and Mr. Twomey commenting that the CIP was the area
359 with the best potential to be scaled back to reduce the overall budget. Mr. McGaffney noted that
360 proposed assessments brought in more funds (about \$200,000) than what would be expended
361 through the year's projects (about \$134,000), and explained that this was in an effort to build the
362 District's fund balance. The Board discussed reducing the amount that was planned for fund
363 balance allocation.

364 The Board opened the floor to audience comments.

365 An audience member asked about the cameras and security companies. Comments were made from
366 the Board indicating various issues with security companies that the District had faced. The
367 audience member brought up suggestions for alternative companies, and indicated that he could
368 email names.

369 Mr. Ruhlig indicated that the current internet service provider had frequent outages later in the day
370 and suggested considering looking at options.

371 On a MOTION by Ms. Clawson, SECONDED by Mr. Pellán, WITH ALL IN FAVOR, the Board adopted
372 **Resolution 2022-08**, Approving Proposed FY 2023 Budget, Declaring Special Assessments to fund the
373 Proposed Budget, & Setting Public Hearing, for the Long Lake Ranch Community Development District.

374 G. Exhibit 13: Consideration & Adoption of **Resolution 2022-09**, Designating Assistant Secretary

375 Mr. McGaffney requested permission to add Ms. Dobson as Assistant Secretary, granting her the
376 ability to sign off on items as approved by the Board in an Assistant District Manager capacity. Mr.
377 McGaffney stated that there were no additional changes to the current slate of officers.

378 On a MOTION by Mr. Pellán, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board adopted
379 **Resolution 2022-09**, Designating Assistant Secretary, for the Long Lake Ranch Community Development
380 District.

381 SEVENTH ORDER OF BUSINESS – Supervisors Requests

382 Mr. Twomey expressed some concerns about RedTree being present for the budget discussions,
383 suggesting that this might open the possibility for quotes to be adjusted based on knowledge of the
384 District's financial specifics and number of competing bids. Mr. Twomey clarified that he felt
385 RedTree was doing a great job and that these comments were not related to any indication of their
386 quality of work. Mr. Pellán commented that he did not feel that the Board necessarily had a choice,
387 as meetings were required to be open to the public and that minutes would be public record. Mr.

388 McGaffney suggested that the Board could give direction to acquire competing proposals for
389 specific landscaping items to address.

390 **EIGHTH ORDER OF BUSINESS – Audience Comments – New Business**

391 There being none, the next item followed.

392 **NINTH ORDER OF BUSINESS – Next Meeting Quorum Check: June 2nd, 6:00 PM**

393 All Supervisors in attendance indicated that they would be able to attend the next meeting in person,
394 constituting a quorum.

395 **TENTH ORDER OF BUSINESS – Adjournment**

396 Mr. McGaffney asked for final questions, comments, or corrections before requesting a motion to
397 adjourn the meeting. There being none, Mr. Pellán made a motion to adjourn the meeting.

398 On a MOTION by Mr. Pellán, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board adjourned
399 the meeting at 10:45 p.m. for the Long Lake Ranch Community Development District.

400 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
401 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
402 *including the testimony and evidence upon which such appeal is to be based.*

403 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
404 **meeting held on June 2, 2022.**

405

Signature

Signature

406

Printed Name

Printed Name

407 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 11

Who: Tish Dobson – District Manager

What: April 2022 Unaudited Financial Statements

When: 06-02-22

Budget Impact: N/A

Decision: N/A

Long Lake Ranch Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2022

Long Lake Ranch CDD
Balance Sheet
April 30, 2022

	General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
1 ASSETS:						
2 CASH	\$ 975,963	\$ 669,449	\$ -	\$ -	\$ -	\$ 1,645,412
3 CASH - DEBIT CARD	1,323	-	-	-	-	1,323
4 INVESTMENTS:						-
5 MONEY MARKET ACCOUNT - BU	95,348	-	-	-	-	95,348
6 TRUST - REVENUE ACCT	-	-	177,689	106,643	71,336	355,668
7 TRUST - RESERVE ACCT	-	-	318,994	117,969	96,584	533,547
8 TRUST - SINKING FUND	-	-	85,000	55,000	65,000	205,000
9 TRUST - INTEREST ACCT	-	-	118,153	89,769	64,734	272,656
10 TRUST - PREPAYMENT	-	-	281	-	122	403
11 ACCOUNTS RECEIVABLE	-	-	-	-	-	-
12 ASSESSMENTS RECEIVABLE - ON ROLL	8,546	-	2,131	1,575	1,291	13,543
13 DUE FROM OTHER FUNDS	-	1,769	5,460	4,035	3,308	14,571
14 PREPAID EXPENSES	2,891	-	-	-	-	2,891
15 DEPOSITS	38,637	-	-	-	-	38,637
16 TOTAL ASSETS	\$ 1,122,708	\$ 671,217	\$ 707,708	\$ 374,990	\$ 302,375	\$ 3,178,998
17 LIABILITIES:						
18 ACCOUNTS PAYABLE	\$ 62,143	\$ -	\$ -	\$ -	\$ -	\$ 62,143
19 SALES TAX	3	-	-	-	-	3
20 ACCRUED EXPENSES	-	-	-	-	-	-
21 DEFERRED REVENUE - ON-ROLL	8,546	-	2,131	1,575	1,291	13,543
22 DUE TO OTHER FUNDS	14,571	-	-	-	-	14,571
						-
23 FUND BALANCE:						
24 NONSPENDABLE:						-
25 PREPAID AND DEPOSITS	41,528	-	-	-	-	41,528
26 ASSIGNED: 2 MONTH OPERATING CAPITAL	201,740	-	-	-	-	201,740
27 RESTRICTED	-	443,490	509,453	222,026	174,681.05	1,349,650
28 UNASSIGNED	794,177	227,727	196,124	151,389	126,403.22	1,495,821
29 TOTAL LIABILITIES & FUND BALANCE	\$ 1,122,708	\$ 671,217	\$ 707,708	\$ 374,990	\$ 302,375	\$ 3,178,998

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through April 30, 2022

	FY2022 Adopted Budget	FY2022 Budget Year-to-Date	FY2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 1,280,277	\$ 1,152,249	\$ 1,278,201	\$ 125,952	100%
3 INTEREST REVENUE	-	-	83	83	
4 MISC. REVENUE	-	-	13,290	13,290	
5 FUND BALANCE FORWARD	75,000	-	-	-	
6 TOTAL REVENUE	1,355,277	1,152,249	1,291,574	139,325	95%
7 EXPENDITURES					
8 FINANCIAL & ADMINISTRATIVE:					
9 BOARD OF SUPERVISORS SALARIES	9,600	5,600	5,600	-	58%
10 PAYROLL TAXES (BOS STAFF)	734	428	428	-	58%
11 PAYROLL SERVICE FEES	600	350	378	(28)	63%
12 ADMINISTRATIVE SERVICES	3,610	2,106	2,383	(277)	66%
13 MANAGEMENT CONSULTING SERVICES	18,530	10,809	9,840	969	53%
14 FINANCIAL & REVENUE COLLECTIONS	3,850	2,246	2,333	(87)	61%
15 ACCOUNTING SERVICES	16,850	9,829	10,208	(379)	61%
16 MEETING OVERCHARGES	500	292	648	(356)	130%
17 REGULATORY AND PERMIT FEES	175	175	175	-	100%
18 TAX COLLECTOR / PROPERTY APPRAISER	250	146	123	23	49%
19 BANK FEES	150	88	-	88	0%
20 AUDITING	6,000	3,500	-	3,500	0%
21 LEGAL ADVERTISEMENTS	1,500	875	359	516	24%
22 ENGINEERING SERVICES	17,000	9,917	7,174	2,743	42%
23 TECHNOLOGY SERVICES & WEBSITE ADMIN	2,015	2,015	2,164	(149)	107%
24 LEGAL SERVICES	30,000	17,500	24,725	(7,225)	82%
16 TOTAL FINANCIAL & ADMINISTRATIVE	111,364	65,875	66,538	(663)	60%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through April 30, 2022

	FY2022 Adopted Budget	FY2022 Budget Year-to-Date	FY2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)	% Actual YTD / FY Budget
17 INSURANCE:					
18 INSURANCE (PUBLIC OFFICIALS/PROPERTY/CASUALTY)	5,919	5,919	-	5,919	0%
19 GENERAL LIABILITY INSURANCE	-	-	-	-	
20 PROPERTY INSURANCE	14,130	14,130	18,865	(4,735)	134%
21 TOTAL INSURANCE	20,049	20,049	18,865	1,184	94%
22 DEBT SERVICE ADMINISTRATION:					
23 DISCLOSURE REPORT	3,850	2,246	-	2,246	0%
24 ARBITRAGE REBATE	1,300	1,300	500	800	38%
25 TRUSTEE FEES	11,152	11,152	11,768	(616)	106%
26 TOTAL DEBT SERVICE ADMINISTRATION	16,302	14,698	12,268	2,430	75%
27 UTILITIES:					
28 UTILITIES - ELECTRICITY	57,200	33,367	48,397	(15,030)	85%
29 UTILITIES - STREETLIGHTS	159,600	93,100	70,263	22,837	44%
30 UTILITIES - WATER/SEWER	33,000	19,250	2,643	16,607	8%
31 UTILITIES - SOLID WASTE REMOVAL	960	560	826	(266)	86%
32 TOTAL UTILITIES	250,760	146,277	122,129	24,148	49%
33 SECURITY:					
34 SECURITY MONITORING SERVICES	6,252	3,647	2,349	1,299	38%
35 SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT)	9,000	5,250	4,010	1,240	45%
36 TOTAL SECURITY	15,252	8,897	6,359	2,539	42%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through April 30, 2022

	FY2022 Adopted Budget	FY2022 Budget Year-to-Date	FY2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)	% Actual YTD / FY Budget
37 PHYSICAL ENVIRONMENT:					
38 FIELD SERVICES	4,815	2,809	2,917	(108)	61%
39 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	2,500	1,458	-	1,458	0%
40 AQUATIC MAINTENANCE	29,520	17,220	17,220	-	58%
41 MITIGATION AREA MONITORING & MAINTENANCE	3,100	1,808	650	1,158	21%
42 AQUATIC PLANT REPLACEMENT	2,500	1,458	-	1,458	0%
43 STORMWATER SYSTEM MAINTENANCE	500	292	-	292	0%
44 MIDGE FLY TREATMENTS	-	-	-	-	
45 FISH STOCKING	11,100	6,475	-	6,475	0%
46 LAKE & POND MAINTENANCE	2,000	1,167	-	1,167	0%
47 ENTRY & WALLS MAINTENANCE	5,500	3,208	3,994	(786)	73%
48 LANDSCAPE MAINTENANCE - CONTRACT	183,982	107,323	108,450	(1,127)	59%
49 LANDSCAPE REPLACEMENT - MULCH	60,000	35,000	40,100	(5,100)	67%
50 LANDSCAPE REPLACEMENT - ANNUALS	24,000	14,000	15,453	(1,453)	64%
51 LANDSCAPE REPLACEMENT - PLANTS & SHRUBS	45,000	26,250	20,280	5,970	45%
52 FIRE ANT TREATMENT	1,500	875	-	875	0%
53 IRRIGATION REPAIRS & MAINTENANCE	6,000	3,500	1,165	2,335	19%
54 DECORATIVE LIGHT MAINTENANCE	9,050	9,050	8,900	150	98%
55 FIELD CONTINGENCY	-	-	-	-	
56 TOTAL PHYSICAL ENVIRONMENT	391,067	231,893	219,129	12,764	56%
57 ROAD & STREET FACILITIES					
58 SIDEWALK REPAIR & MAINTENANCE	1,000	583	-	583	0%
59 ROADWAY REPAIR & MAINTENANCE	1,000	583	-	583	0%
60 STREET SIGN REPAIR & REPLACEMENT	2,500	1,458	4,400	(2,942)	176%
61 TOTAL ROAD & STREET FACILITIES	4,500	2,625	4,400	(1,775)	98%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through April 30, 2022

	FY2022 Adopted Budget	FY2022 Budget Year-to-Date	FY2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)	% Actual YTD / FY Budget
62 PARKS AND RECREATION:					
63 CLUBHOUSE MANAGEMENT	124,353	72,539	69,282	3,258	56%
64 MAINTENANCE & REPAIR	21,000	12,250	10,513	1,737	50%
65 OFFICE SUPPLIES	500	292	255	37	51%
66 FURNITURE REPAIR/REPLACEMENT	1,500	875	3,653	(2,778)	244%
67 CLUB FACILITY JANITORIAL	-	-	-	-	
68 POOL MAINTENANCE - CONTRACT	-	-	-	-	
69 POOL REPAIRS	1,500	875	-	875	0%
70 POOL PERMITS	1,000	583	-	583	0%
71 COMMUNICATIONS (TELE, FAX, INTERNET)	8,090	4,719	2,179	2,540	27%
72 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	2,000	1,167	-	1,167	0%
73 COMPUTER SUPPORT MAINTENANCE & REPAIR	1,000	583	-	583	0%
74 PLAYGROUND EQUIPMENT & MAINTENANCE	1,000	583	62	522	6%
75 ATHLETIC/PARK & COURT/FIELD REPAIRS	5,000	2,917	703	2,214	14%
76 DOG WASTE STATION SUPPLIES	-	-	-	-	
77 PEST CONTROL	2,460	1,435	746	689	30%
78 CLUBHOUSE SUPPLIES	-	-	11,479	(11,479)	
79 TOTAL PARKS AND RECREATION	169,403	98,818	98,870	(52)	58%
 80 OTHER FINANCING SOURCES - TRANSFER TO RESERVE	 231,580	 -	 -	 -	 0%
81 TOTAL CONTINGENCY	231,580	-	-	-	0%
 82 TOTAL EXPENDITURES BEFORE CAPITAL RESERVES	 1,210,277	 589,132	 548,558	 40,575	 45%
 83 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES BEFORE PROJECT BUDGET	 145,000	 563,117	 743,017	 179,900	

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through April 30, 2022

	FY2022 Adopted Budget	FY2022 Budget Year-to-Date	FY2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)	% Actual YTD / FY Budget
84 PROJECT BUDGET					
85 PRESSURE WASHING	20,000	11,667	3,000	8,667	15%
86 CAPITAL OUTLAY	125,000	72,917	25,433	47,483	20%
87 TOTAL CONTINGENCY	145,000	84,583	28,433	56,150	20%
88 TOTAL EXPENDITURES	1,355,277	673,715	576,991	96,725	43%
89 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AFTER PROJECT BUDGET	-	478,534	714,583	123,750	
90 FUND BALANCE - BEGINNING	340,636	340,636	340,636	-	
91 ASSIGNED FOR OPERATING CAPITAL - 2 MONTHS	201,740	201,740	201,740	-	
92 DECREASE FOR FUND BALANCE FORWARD	(75,000)	-	-	-	
93 UNASSIGNED FUND BALANCE	-	478,534	495,068	123,750	
92 FUND BALANCE - ENDING	\$ 467,376	\$ 1,020,910	\$ 1,037,444	\$ 123,750	

Long Lake Ranch CDD
Reserve Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through April 30, 2022

	FY 2022 Adopted Budget	FY 2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 ASSESSMENT - ON ROLL	\$ -	\$ -	\$ -
3 PY ASSESSMENT - ON ROLL EXCESS REV	\$ -	\$ 1,769	\$ 1,769
4 INTEREST REVENUE	-	-	-
5 TRANSFER IN	231,580	-	(231,580)
6 TOTAL REVENUE	231,580	1,769	(229,811)
7 EXPENDITURES			
8 CONTINGENCY			
9 CAPITAL RESERVES	-	-	-
10 TOTAL EXPENDITURES	-	-	-
11 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	231,580	1,769	(229,811)
12 FUND BALANCE - BEGINNING	669,449	669,449	-
13 FUND BALANCE - ENDING	\$ 901,029	\$ 671,217	\$ (229,811)

Long Lake Ranch CDD
Debt Service Fund- Series 2014
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through April 30, 2022

	FY 2022 Adopted Budget	FY 2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 319,275	\$ 319,488	\$ 213
3 DISCOUNT (ASSESSMENTS)	-	-	-
4 INTEREST REVENUE	-	16	16
5 TOTAL REVENUE	319,275	319,504	229
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 5/1/2022	118,294	118,153	141
9 11/1/2022	115,903		115,903
10 PRINCIPAL RETIREMENT	85,000	-	85,000
11 COST OF ISSUANCE	-	-	-
12 TOTAL EXPENDITURES	319,197	118,153	201,044
13 EXCESS OF REVENUE OVER (UNDER) EXP.	78	201,351	201,273
14 OTHER FINANCING SOURCES (USES)			
15 BOND PROCEEDS	-	-	-
16 TRANSFER IN (OUT)	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
18 FUND BALANCE - BEGINNING	504,226	504,226	-
19 FUND BALANCE - ENDING	\$ 504,304	\$ 705,577	\$ 201,273

Long Lake Ranch CDD
Debt Service Fund- Series 2015
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through April 30, 2022

	FY 2022 Adopted Budget	FY 2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 236,099	\$ 161
3 DISCOUNT (ASSESSMENTS)	-	-	-
4 INTEREST REVENUE	-	5	5
5 TOTAL REVENUE	235,938	236,103	166
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 5/1/2022	89,769	89,769	-
9 11/1/2022	88,119		88,119
10 PRINCIPAL RETIREMENT	55,000	-	55,000
11 COST OF ISSUANCE	-	-	-
12 TOTAL EXPENDITURES	232,888	89,769	143,119
13 EXCESS OF REVENUE OVER (UNDER) EXP.	3,050	146,335	143,285
14 OTHER FINANCING SOURCES (USES)			
15 BOND PROCEEDS	-	-	-
16 TRANSFER IN (OUT)	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
18 FUND BALANCE - BEGINNING	227,081	227,081	-
19 FUND BALANCE - ENDING	\$ 230,131	\$ 373,415	\$ 143,285

Long Lake Ranch CDD
Debt Service Fund- Series 2016
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through April 30, 2022

	FY 2022 Adopted Budget	FY 2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 193,413	\$ 193,546	\$ 133
3 DISCOUNT (ASSESSMENTS)	-	-	-
4 INTEREST REVENUE	-	4	4
5 TOTAL REVENUE	193,413	193,549	137
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 5/1/2022	64,853	64,734	119
9 11/1/2022	63,553		63,553
10 PRINCIPAL RETIREMENT	65,000	-	65,000
11 COST OF ISSUANCE	-		-
12 TOTAL EXPENDITURES	193,406	64,734	128,672
13 EXCESS OF REVENUE OVER (UNDER) EXP.	6	128,814.95	128,809
14 OTHER FINANCING SOURCES (USES)			
15 BOND PROCEEDS	-	-	-
16 TRANSFER IN (OUT)	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
18 FUND BALANCE - BEGINNING	172,270	172,270.32	-
19 FUND BALANCE - ENDING	\$ 172,277	\$ 301,085.27	\$ 128,809

Long Lake Ranch CDD
Cash Reconciliation (GF)
April 30, 2022

	BankUnited (Operating Acct)
Balance Per Bank Statement	\$ 1,025,735.63
Add: Deposits in Transit	-
Less: Outstanding Checks	(49,772.54)
<i>Adjusted Bank Balance</i>	<u><u>\$ 975,963.09</u></u>

Beginning Bank Balance Per Books	\$ 1,759,208.55
Cash Receipts	32,594.68
Cash Disbursements	(815,840.14)
<i>Cash Balance Per Books</i>	<u><u>\$ 975,963.09</u></u>

EXHIBIT 12

Who: Tish Dobson – District Manager

What: April 2022 Operations & Maintenance

When: 06-02-22

Budget Impact: N/A

Decision: N/A

9:59 AM

05/25/22

Long Lake Ranch CDD
Check Detail
 April 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	04082...	04/08/2022	Frontier		1101000 · Cash- Op...		-154.71
Bill	81340...	03/15/2022			1580080 · Communi...	-154.71	154.71
TOTAL						-154.71	154.71
Bill Pmt -Check	04132...	04/13/2022	Discovery Golf Cars		1101000 · Cash- Op...		-100.00
Bill	69419	04/13/2022			1550010 · Security ...	-100.00	100.00
TOTAL						-100.00	100.00
Bill Pmt -Check	04152...	04/15/2022	George Smith, Jr		1101000 · Cash- Op...		-184.70
Bill	20225	04/15/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	04082...	04/08/2022	Frontier		1101000 · Cash- Op...		-95.99
Bill	81394...	03/15/2022			1580080 · Communi...	-95.99	95.99
TOTAL						-95.99	95.99
Bill Pmt -Check	04152...	04/15/2022	Heidi Clawson		1101000 · Cash- Op...		-184.70
Bill	20225	04/15/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	04082...	04/08/2022	Frontier		1101000 · Cash- Op...		-158.55
Bill	81340...	04/15/2022			1580080 · Communi...	-158.55	158.55
TOTAL						-158.55	158.55
Bill Pmt -Check	04152...	04/15/2022	James Christopher...		1101000 · Cash- Op...		-184.70
Bill	20225	04/15/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70

9:59 AM

05/25/22

Long Lake Ranch CDD
Check Detail
 April 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	04082...	04/08/2022	Frontier		1101000 · Cash- Op...		-95.99
Bill	81394...	04/15/2022			1580080 · Communi...	-95.99	95.99
TOTAL						-95.99	95.99
Bill Pmt -Check	04152...	04/15/2022	Innovative Employ...		1101000 · Cash- Op...		-172.40
Bill	092434	04/15/2022			1510000 · Board of ...	-61.20	61.20
					1510010 · Payroll FI...	-61.20	61.20
					1510020 · Payroll S...	-50.00	50.00
TOTAL						-172.40	172.40
Bill Pmt -Check	16	04/15/2022	William Pellan		1101000 · Cash- Op...		-184.70
Bill	20225	04/15/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1377	04/01/2022	US Bank Tax distri...		1101000 · Cash- Op...		-314,028.31
Bill	20946...	04/01/2022			1207030 · Due to D...	-314,028.31	314,028.31
TOTAL						-314,028.31	314,028.31
Bill Pmt -Check	1379	04/01/2022	US Bank Tax distri...		1101000 · Cash- Op...		-232,063.96
Bill	25099...	04/01/2022			1207040 · Due to D...	-232,063.96	232,063.96
TOTAL						-232,063.96	232,063.96
Bill Pmt -Check	1380	04/01/2022	US Bank Tax distri...		1101000 · Cash- Op...		-190,238.09
Bill	25038...	04/01/2022			1207050 · Due to D...	-190,238.09	190,238.09
TOTAL						-190,238.09	190,238.09
Bill Pmt -Check	1381	04/04/2022	GHS LLC		1101000 · Cash- Op...		-2,460.00
Bill	2022-...	04/01/2022			1560020 · Aquatic M...	-2,460.00	2,460.00
TOTAL						-2,460.00	2,460.00

Long Lake Ranch CDD
Check Detail
 April 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1382	04/04/2022	RedTree Landscap...		1101000 · Cash- Op...		-13,675.00
Bill	10136	04/01/2022			1560100 · Landscap...	-13,675.00	13,675.00
TOTAL						-13,675.00	13,675.00
Bill Pmt -Check	1383	04/06/2022	RedTree Landscap...		1101000 · Cash- Op...		-1,000.00
Bill	10157	04/04/2022			1560120 · Landscap...	-1,000.00	1,000.00
TOTAL						-1,000.00	1,000.00
Bill Pmt -Check	1384	04/08/2022	DPFG M&C		1101000 · Cash- Op...		-3,958.33
Bill	397883	04/01/2022			1510040 · Managem...	-1,437.50	1,437.50
					1510070 · Accountin...	-1,458.33	1,458.33
					1510050 · Financial ...	-333.33	333.33
					1510030 · Administr...	-312.50	312.50
					1560000 · Field Ser...	-416.67	416.67
TOTAL						-3,958.33	3,958.33
Bill Pmt -Check	1385	04/12/2022	Business Observer		1101000 · Cash- Op...		-63.44
Bill	22-00...	04/08/2022			1510130 · Legal Adv...	-63.44	63.44
TOTAL						-63.44	63.44
Bill Pmt -Check	1386	04/12/2022	County Sanitation		1101000 · Cash- Op...		-83.95
Bill	24105...	04/01/2022			1540030 · Solid Wa...	-83.95	83.95
TOTAL						-83.95	83.95
Bill Pmt -Check	1387	04/12/2022	Kutak Rock LLP		1101000 · Cash- Op...		-2,000.00
Bill	2976700	12/23/2021			1510160 · Legal Ser...	-2,000.00	2,000.00
TOTAL						-2,000.00	2,000.00

Long Lake Ranch CDD
Check Detail
 April 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1388	04/13/2022	Pasco County Utilit...		1101000 · Cash- Op...		-276.87
Bill	16397...	04/04/2022			1540020 · Utilities - ...	-194.15	194.15
Bill	16397...	04/04/2022			1540020 · Utilities - ...	-82.72	82.72
TOTAL						-276.87	276.87
Bill Pmt -Check	1389	04/15/2022	Kutak Rock LLP		1101000 · Cash- Op...		0.00
TOTAL						0.00	0.00
Bill Pmt -Check	1390	04/15/2022	PC Consultants		1101000 · Cash- Op...		-126.00
Bill	107717	02/28/2022			1510150 · Tech Ser...	-126.00	126.00
TOTAL						-126.00	126.00
Bill Pmt -Check	1391	04/15/2022	Admiral Outdoor F...		1101000 · Cash- Op...		-1,826.53
Bill	246587	04/11/2022			1580030 · Furniture ...	-1,826.53	1,826.53
TOTAL						-1,826.53	1,826.53
Bill Pmt -Check	1392	04/20/2022	Business Observer		1101000 · Cash- Op...		-50.31
Bill	22-00...	04/15/2022			1510130 · Legal Adv...	-50.31	50.31
TOTAL						-50.31	50.31
Bill Pmt -Check	1393	04/20/2022	DPFG M&C		1101000 · Cash- Op...		-75.18
Bill	397980	03/31/2022			1510030 · Administr...	-75.18	75.18
TOTAL						-75.18	75.18
Bill Pmt -Check	1394	04/20/2022	Kutak Rock LLP		1101000 · Cash- Op...		-1,826.53
Bill	246587	04/11/2022			1580030 · Furniture ...	-1,826.53	1,826.53
TOTAL						-1,826.53	1,826.53

9:59 AM

05/25/22

Long Lake Ranch CDD
Check Detail
 April 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1395	04/22/2022	Florida Field Servi...		1101000 · Cash- Op...		-500.00
Bill	461	04/22/2022			1570020 · Signage ...	-500.00	500.00
TOTAL						-500.00	500.00
Bill Pmt -Check	1396	04/22/2022	DCSI, Inc " Securit...		1101000 · Cash- Op...		-115.00
Bill	29541	04/20/2022			1560520 · Entry& W...	-115.00	115.00
TOTAL						-115.00	115.00
Bill Pmt -Check	1397	04/25/2022	Duke Energy		1101000 · Cash- Op...		-14,634.70
Bill	9300 ...	04/11/2022			1540000 · Utilities - ...	-5,777.46	5,777.46
					1540010 · Utilities - ...	-5,777.47	5,777.47
					1540010 · Utilities - ...	-3,079.77	3,079.77
TOTAL						-14,634.70	14,634.70
Bill Pmt -Check	1398	04/25/2022	Reed Electric LLC		1101000 · Cash- Op...		-1,006.35
Bill	0133000	03/08/2022			1580010 · Clubhous...	-1,006.35	1,006.35
TOTAL						-1,006.35	1,006.35
Bill Pmt -Check	1399	04/25/2022	Vesta Property Ser...		1101000 · Cash- Op...		-19,952.46
Bill	397068	03/01/2022			1580000 · Clubhous...	-9,976.23	9,976.23
Bill	397069	04/01/2022			1580000 · Clubhous...	-9,976.23	9,976.23
TOTAL						-19,952.46	19,952.46
Bill Pmt -Check	1400	04/28/2022	GHS LLC		1101000 · Cash- Op...		-2,460.00
Bill	2022-...	04/19/2022			1560020 · Aquatic M...	-2,460.00	2,460.00
TOTAL						-2,460.00	2,460.00

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05/25/22

Long Lake Ranch CDD
Check Detail
 April 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1401	04/28/2022	Johnson Engineeri...		1101000 · Cash- Op...		-3,300.00
Bill	1	04/19/2022			1510140 · Engineeri...	-2,660.00	2,660.00
Bill	2	04/19/2022			1510140 · Engineeri...	-597.50	597.50
Bill	31	04/19/2022			1510140 · Engineeri...	-42.50	42.50
TOTAL						-3,300.00	3,300.00
Bill Pmt -Check	1402	04/28/2022	Lakeside Heating ,...		1101000 · Cash- Op...		-520.00
Bill	13879	04/27/2022			1580010 · Clubhous...	-520.00	520.00
TOTAL						-520.00	520.00
Bill Pmt -Check	1403	04/28/2022	Pasco County Utilit...		1101000 · Cash- Op...		-54.30
Bill	16492...	04/22/2022			1540020 · Utilities - ...	-54.30	54.30
TOTAL						-54.30	54.30
Bill Pmt -Check	1404	04/29/2022	Kutak Rock LLP		1101000 · Cash- Op...		-4,023.56
Bill	3039747	04/28/2022			1510160 · Legal Ser...	-2,023.56	2,023.56
Bill	3039748	04/28/2022			1510160 · Legal Ser...	-2,000.00	2,000.00
TOTAL						-4,023.56	4,023.56
Bill Pmt -Check	1405	04/29/2022	DCSI, Inc " Securit...		1101000 · Cash- Op...		0.00
TOTAL						0.00	0.00
Bill Pmt -Check	1406	04/29/2022	DCSI, Inc " Securit...		1101000 · Cash- Op...		-2,208.00
Bill	29485	04/05/2022			1560520 · Entry& W...	-345.00	345.00
Bill	29477	04/05/2022			1560520 · Entry& W...	-774.00	774.00
Bill	29476	04/05/2022			1560520 · Entry& W...	-1,089.00	1,089.00
TOTAL						-2,208.00	2,208.00

9:59 AM

05/25/22

Long Lake Ranch CDD
Check Detail
 April 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	ACH0...	04/07/2022	Debit Card Purcha...		1101002 · BU Debit...		-11.92
Bill	RF#05...	04/07/2022			1580510 · Clubhous...	-11.92	11.92
TOTAL						-11.92	11.92
Bill Pmt -Check	ACH0...	04/07/2022	Debit Card Purcha...		1101002 · BU Debit...		-62.85
Bill	RF#09...	04/07/2022			1580510 · Clubhous...	-62.85	62.85
TOTAL						-62.85	62.85
Bill Pmt -Check	ACH0...	04/07/2022	Debit Card Purcha...		1101002 · BU Debit...		-500.00
Bill	RF#20...	04/07/2022			1580510 · Clubhous...	-500.00	500.00
TOTAL						-500.00	500.00
Bill Pmt -Check	ACH0...	04/08/2022	Debit Card Purcha...		1101002 · BU Debit...		-10.00
Bill	RF#05...	04/08/2022			1580510 · Clubhous...	-10.00	10.00
TOTAL						-10.00	10.00
Bill Pmt -Check	ACH0...	04/12/2022	Debit Card Purcha...		1101002 · BU Debit...		-34.66
Bill	RF#01...	04/12/2022			1580510 · Clubhous...	-34.66	34.66
TOTAL						-34.66	34.66
Bill Pmt -Check	ACH0...	04/12/2022	Debit Card Purcha...		1101002 · BU Debit...		-92.60
Bill	RF#00...	04/12/2022			1580510 · Clubhous...	-92.60	92.60
TOTAL						-92.60	92.60
Bill Pmt -Check	ACH0...	04/12/2022	Debit Card Purcha...		1101002 · BU Debit...		-25.95
Bill	RF#06...	04/12/2022			1580510 · Clubhous...	-25.95	25.95
TOTAL						-25.95	25.95

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05/25/22

Long Lake Ranch CDD
Check Detail
 April 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	ACH0...	04/14/2022	Debit Card Purcha...		1101002 · BU Debit...		-100.00
Bill	RF#09...	04/14/2022			1580510 · Clubhous...	-100.00	100.00
TOTAL						-100.00	100.00
Bill Pmt -Check	ACH0...	04/18/2022	Debit Card Purcha...		1101002 · BU Debit...		-103.07
Bill	RF#09...	04/18/2022			1580510 · Clubhous...	-103.07	103.07
TOTAL						-103.07	103.07
Bill Pmt -Check	01AC...	04/19/2022	Florida Department...		1101000 · Cash- Op...		-15.81
Bill	1st Qt ...	04/20/2022			1510120 · Tax Colle...	-15.81	15.81
TOTAL						-15.81	15.81
Bill Pmt -Check	ACH0...	04/21/2022	Debit Card Purcha...		1101002 · BU Debit...		-63.63
Bill	RF#00...	04/21/2022			1580510 · Clubhous...	-63.63	63.63
TOTAL						-63.63	63.63
Bill Pmt -Check	ACH0...	04/22/2022	Debit Card Purcha...		1101002 · BU Debit...		-129.00
Bill	RF#00...	04/22/2022			1580510 · Clubhous...	-129.00	129.00
TOTAL						-129.00	129.00
Bill Pmt -Check	ACH0...	04/22/2022	Debit Card Purcha...		1101002 · BU Debit...		-32.42
Bill	RF#22...	04/22/2022			1580510 · Clubhous...	-32.42	32.42
TOTAL						-32.42	32.42
Bill Pmt -Check	ACH0...	04/25/2022	Debit Card Purcha...		1101002 · BU Debit...		-113.70
Bill	RF#07...	04/25/2022			1580510 · Clubhous...	-113.70	113.70
TOTAL						-113.70	113.70

9:59 AM

05/25/22

Long Lake Ranch CDD
Check Detail
 April 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	04262...	04/26/2022	Duke Energy		1101000 · Cash- Op...		-581.02
Bill	9100 ...	04/26/2022			1540010 · Utilities - ...	-572.52	572.52
					1540000 · Utilities - ...	-8.50	8.50
TOTAL						-581.02	581.02
Bill Pmt -Check	ACH0...	04/26/2022	Debit Card Purcha...		1101002 · BU Debit...		-8.98
Bill	RF#00...	04/26/2022			1580510 · Clubhous...	-8.98	8.98
TOTAL						-8.98	8.98
Bill Pmt -Check	ACH0...	04/27/2022	Debit Card Purcha...		1101002 · BU Debit...		-13.99
Bill	RF#08...	04/27/2022			1580510 · Clubhous...	-13.99	13.99
TOTAL						-13.99	13.99

Account Summary

New Charges Due Date	4/08/22
Billing Date	3/15/22
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	154.71
Payments Received Thru 3/11/22	-154.71
Thank you for your payment!	
Balance Forward	.00
New Charges	154.71
Total Amount Due	\$154.71

Get up to a \$500 Visa® Reward Card

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- No annual commitment or activation fee
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*Not redeemable for cash. Sign up before 3/28/22 and receive a \$100 Visa gift card for 300/300 Mbps, \$200 for 700/700 Mbps, or \$500 for Gig Service. Must maintain svc for 90 days after install and pay first bill in full at which time redemption notification will be given. Must redeem within 75 days of notification. Card delivered 30 days after redemption and expires 12 mos after issuance. Card issued by Metadank, Member FDIC, pursuant to a license from Visa U.S.A. Inc. and can be used everywhere Visa debit cards are accepted.

Ways to pay your bill



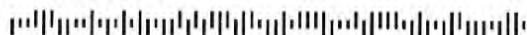
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You are all set with Auto Pay! To review your account, go to [Frontier.com](https://frontier.com) or MyFrontier Mobile App.

CURRENT BILLING SUMMARY

Local Service from 03/15/22 to 04/14/22

Qty Description	813/406-4423.0	Charge
Basic Charges		
OneVoice Nationwide		29.99
\$10 Voice Discount per Line When Bundled with Internet		
OneVoice Access Line		
Federal Subscriber Line Charge - Bus		6.50
Carrier Cost Recovery Surcharge		5.99
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
FL State Communications Services Tax		2.49
Federal USF Recovery Charge		2.27
FCA Long Distance - Federal USF Surcharge		1.51
County Communications Services Tax		1.23
FL State Gross Receipts Tax		.93
Pasco County 911 Surcharge		.40
Federal Excise Tax		.33
FL Telecommunications Relay Service		.10
FL State Gross Receipts Tax		.06
Total Basic Charges		56.05
Non Basic Charges		
Business FiberOptic Internet 500/500M		95.99
\$10.00 Discount through 06/14/23		
Total Non Basic Charges		95.99
Toll/Other		
Federal Primary Carrier Single Line Charge		1.99
FCA Long Distance - Federal USF Surcharge		.50
FL State Communications Services Tax		.12
County Communications Services Tax		.06
Total Toll/Other		2.67

TOTAL 154.71

CUSTOMER TALK

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 \$58.72 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.

Effective with your next bill, the Carrier Cost Recovery Surcharge will increase to \$8.99 per account. This is a Frontier-imposed surcharge. Questions? Please contact customer service.

Detail of Frontier Charges

Toll charged to 813/406-4423

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	1 FEB 23	12:09P	1.0	DD	BRADENTON FL (941)746-7718	.00 U
E	2 FEB 23	2:18P	1.0	DD	BRADENTON FL (941)713-6183	.00 U
E	3 FEB 23	5:16P	3.0	DD	BRADENTON FL (941)713-6183	.00 U
E	4 MAR 04	12:22P	1.0	DD	BRADENTON FL (941)746-7718	.00 U
E	5 MAR 07	10:32A	4.0	DD	BRADENTON FL (941)713-6183	.00 U
813/406-4423 Subtotal						.00

Detail of Frontier Com of America Charges

Toll charged to 813/406-4423

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	6 FEB 17	5:48P	2.0	DD	MARLBORO MD (301)715-8592	.00 U
E	7 FEB 17	5:51P	56.0	DD	MARLBORO MD (301)715-8592	.00 U
E	8 FEB 18	3:58P	8.0	DD	PHOENIX AZ (602)315-1535	.00 U
E	9 FEB 22	10:16A	3.0	DD	BROOKSVL FL (352)942-8677	.00 U
E	10 MAR 07	1:24P	2.0	DD	WEEKICHSPG FL (352)556-4443	.00 U
813/406-4423 Subtotal						.00

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	10	81	.00
***Customer Summary	10	81	.00





LONG LAKE RANCH
Date of Bill
Account Number

Page 4 of 4

3/15/22

813-406-4423-061521-5

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	5	10	.00
Interstate	3	66	.00
Intrastate	2	5	.00
***Customer Summary	10	81	.00



D

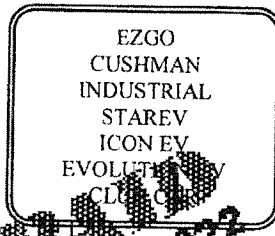
3904 Land O' Lakes Blvd US41
Land O' Lakes, FL 34639

Phone: 813-996-5522

Fax: 813-996-1204

marty@discoverygolfcars.com

discoverygolfcars.com



Invoice

Date	Invoice #
4/13/2022	69419

Bill To				Ship To			
Long Lake Ranch CDD Sunlake Blvd Land O Lakes, FL 34638							
Customer E-mail		manager@longlakeranch.cl...					
Customer Phone	Customer Alt. P...	Customer Fax	Terms	P.O. No.	Rep	Tech	
(813) 406-4423					DB		
Description			Qty	Rate	Amount		
Used Tires			4	25.00	100.00		
Received by: _____ Date: _____ Printed name: _____ ALL SALES FINAL NO RETURNS ON ELECTRICAL PARTS ROAD SERVICE OR PICKUP AND DELIVERY NOT INCLUDED IN WARRANTY BALANCE DUE UPON RECEIPT				Subtotal		\$100.00	
				Sales Tax (0.0%)		\$0.00	
				Total		\$100.00	
				Payments/Credits		-\$100.00	
				Balance Due		\$0.00	



Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Y06910	CLAWSON	HEIDI	A	SAL	SALARY	P-1	1.00	200.0000	200.00
				00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Division:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Department:	***			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Location:	MAIN								
Project:	***								
Position:	Board Member								

Summary for Voucher:	000098	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	04/15/2022	200.00	0.00	200.00	0.00	15.30	184.70

X06909	KOFORD	JAMES	C	SAL	SALARY	P-1	1.00	200.0000	200.00
				00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Division:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Department:	***			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Location:	MAIN								
Project:	***								
Position:	Board Member								

Summary for Voucher:	000097	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	04/15/2022	200.00	0.00	200.00	0.00	15.30	184.70



INNOVATIVE

EMPLOYER SOLUTIONS

Gross to Net Register – Detail Only

Long Lake Ranch CDD

Payroll # 20225 | Pay Date 04/15/2022 | Pay Groups: | Sorted by Employee

Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Z06911	PELLAN	WILLIAM		SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Project:	***								
Position:	Board Member								

Summary for Voucher:	000099			Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	04/15/2022			200.00	0.00	200.00	0.00	15.30	184.70

A06912	SMITH JR	GEORGE	E	SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Project:	***								
Position:	Board Member								

Summary for Voucher:	000096			Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	04/15/2022			200.00	0.00	200.00	0.00	15.30	184.70

				Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
				800.00	0.00	800.00	0.00	61.20	738.80



Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
-------------	-----------	------------	--------	------	-----------------	------	-------	------	-------------

Grand Total:				Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
				800.00	0.00	800.00	0.00	61.20	738.80

Total Number of Employees: 4

Account Summary

New Charges Due Date	4/08/22
Billing Date	3/15/22
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	95.99
Payments Received Thru 3/11/22	-95.99
Thank you for your payment!	
Balance Forward	.00
New Charges	95.99
Total Amount Due	\$95.99



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frontier.com/pay



800.801.6652



Auto Pay

[Frontier.com/SignUpForAutopay](https://frontier.com/SignUpForAutopay)



11



You are all set with Auto Pay! To review your account, go to Frontier.com or MyFrontier Mobile App.



LONG LAKE RANCH
Date of Bill
Account Number

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3/15/22

813-949-6028-061521-5

CURRENT BILLING SUMMARY

Local Service from 03/15/22 to 04/14/22

Qty Description	813/949-6028.0	Charge
Non Basic Charges		
Business FiberOptic Internet 500/500M		95.99
\$10.00 Discount through 06/14/23		
Total Non Basic Charges		95.99

TOTAL 95.99





Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Y06910	CLAWSON	HEIDI	A	SAL	SALARY	P-1	1.00	200.0000	200.00
				00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Division:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Department:	***			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Location:	MAIN								
Project:	***								
Position:	Board Member								

Summary for Voucher:	000098		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	04/15/2022		200.00	0.00	200.00	0.00	15.30	184.70

X06909	KOFORD	JAMES	C	SAL	SALARY	P-1	1.00	200.0000	200.00
				00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Division:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Department:	***			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Location:	MAIN								
Project:	***								
Position:	Board Member								

Summary for Voucher:	000097		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	04/15/2022		200.00	0.00	200.00	0.00	15.30	184.70



Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Z06911	PELLAN	WILLIAM		SAL	SALARY	P-1	1.00	200.0000	200.00
				00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Division:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Department:	***			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Location:	MAIN								
Project:	***								
Position:	Board Member								

Summary for Voucher:	000099	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	04/15/2022	200.00	0.00	200.00	0.00	15.30	184.70

A06912	SMITH JR	GEORGE	E	SAL	SALARY	P-1	1.00	200.0000	200.00
				00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Division:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Department:	***			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Location:	MAIN								
Project:	***								
Position:	Board Member								

Summary for Voucher:	000096	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	04/15/2022	200.00	0.00	200.00	0.00	15.30	184.70

		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
		800.00	0.00	800.00	0.00	61.20	738.80



Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
-------------	-----------	------------	--------	------	-----------------	------	-------	------	-------------

Grand Total:					Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
					800.00	0.00	800.00	0.00	61.20	738.80

Total Number of Employees: 4

Account Summary

New Charges Due Date	5/09/22
Billing Date	4/15/22
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	154.71
Payments Received Thru 4/08/22	-154.71
Thank you for your payment!	
Balance Forward	.00
New Charges	158.55
Total Amount Due	\$158.55



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frontier.com/pay



800.801.6652



Auto Pay

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11

Frontier

P.O. Box 709, South Windsor, CT 06074-9998

----- manifest line -----



LONG LAKE RANCH
19037 LONG LAKE RANCH BLV
LUTZ, FL 33558-5507

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

CURRENT BILLING SUMMARY

Local Service from 04/15/22 to 05/14/22

Qty Description	813/406-4423.0	Charge
Basic Charges		
OneVoice Nationwide		29.99
\$10 Voice Discount per Line When Bundled with Internet		
OneVoice Access Line		
Carrier Cost Recovery Surcharge		8.99
Federal Subscriber Line Charge - Bus		6.50
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
FL State Communications Services Tax		2.67
Federal USF Recovery Charge		2.15
FCA Long Distance - Federal USF Surcharge		2.14
County Communications Services Tax		1.32
FL State Gross Receipts Tax		1.01
Pasco County 911 Surcharge		.40
Federal Excise Tax		.33
FL Telecommunications Relay Service		.10
FL State Gross Receipts Tax		.07
Total Basic Charges		59.92
Non Basic Charges		
Business FiberOptic Internet 500/500M		95.99
\$10.00 Discount through 06/14/23		
Total Non Basic Charges		95.99
Toll/Other		
Federal Primary Carrier Single Line Charge		1.99
FCA Long Distance - Federal USF Surcharge		.47
FL State Communications Services Tax		.12
County Communications Services Tax		.06
Total Toll/Other		2.64

TOTAL 158.55

Detail of Frontier Charges

Toll charged to 813/406-4423

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	1 MAR 17	12:29P	1.0	DD	BRADENTON FL (941)746-3399	.00 U
					813/406-4423	Subtotal .00

Detail of Frontier Com of America Charges

Toll charged to 813/406-4423

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	2 MAR 16	1:43P	1.0	DD	NASSAUZNO2 NY (516)305-1227	.00 U
E	3 APR 08	9:10A	1.0	DD	ANOKA MN (612)225-6540	.00 U
					813/406-4423	Subtotal .00

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	3	3	.00
***Customer Summary	3	3	.00

CUSTOMER TALK

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 \$62.56 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.

Beginning April 1, 2022, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are decreasing from 25.2% to 23.8% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas.

Effective with this bill, the Carrier Cost Recovery Surcharge has increased to \$8.99 per account. This is a Frontier-imposed surcharge. Questions? Please contact customer service.





LONG LAKE RANCH
Date of Bill
Account Number

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4/15/22
813-406-4423-061521-5

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	1	1	.00
Interstate	2	2	.00
***Customer Summary	3	3	.00





Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Y06910	CLAWSON	HEIDI	A	SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Project:	***								
Position:	Board Member								

Summary for Voucher:	000098	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	04/15/2022	200.00	0.00	200.00	0.00	15.30	184.70

X06909	KOFORD	JAMES	C	SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Project:	***								
Position:	Board Member								

Summary for Voucher:	000097	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	04/15/2022	200.00	0.00	200.00	0.00	15.30	184.70



INNOVATIVE

EMPLOYER SOLUTIONS

Gross to Net Register – Detail Only

Long Lake Ranch CDD

Payroll # 20225 | Pay Date 04/15/2022 | Pay Groups: | Sorted by Employee

Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Z06911	PELLAN	WILLIAM		SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Project:	***								
Position:	Board Member								

Summary for Voucher:	000099			Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	04/15/2022			200.00	0.00	200.00	0.00	15.30	184.70

A06912	SMITH JR	GEORGE	E	SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Project:	***								
Position:	Board Member								

Summary for Voucher:	000096			Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	04/15/2022			200.00	0.00	200.00	0.00	15.30	184.70

				Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
				800.00	0.00	800.00	0.00	61.20	738.80



Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Grand Total:				Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
				800.00	0.00	800.00	0.00	61.20	738.80

Total Number of Employees: 4

Account Summary

New Charges Due Date	5/09/22
Billing Date	4/15/22
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	95.99
Payments Received Thru 4/08/22	-95.99
Thank you for your payment!	
Balance Forward	.00
New Charges	95.99
Total Amount Due	\$95.99



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Earn up to \$5,000 for each referral that signs up.

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Ways to Pay Your Bill



frontier.com/pay



800.801.6652



Auto Pay
frontier.com/SignUpForAutopay



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



LONG LAKE RANCH

Date of Bill

Account Number

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4/15/22

813-949-6028-061521-5

CURRENT BILLING SUMMARY

Local Service from 04/15/22 to 05/14/22

Qty Description	813/949-6028.0	Charge
Non Basic Charges		
Business FiberOptic Internet 500/500M		95.99
\$10.00 Discount through 06/14/23		
Total Non Basic Charges		95.99

TOTAL 95.99



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

Invoice **092434**
Date **04/15/2022**

Pay Period Ending **04/30/2022**
Control Number **637-20225**

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 206911 PELLAN WILLIAM	
SUB-TOTAL ..	726.50
TOTAL INVOICE	726.50

PAID - Ref	XXXXXXXXXX309	726.50
Do Not Remit Payment		



CLAWSON, HEIDI A

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

Tax Filing Info			Direct Deposit			
TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal	MJ-0		#####0942	#####	C	Balance
FL						

Earnings					Deductions					Disbursements			
TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT
SALARY U	1.00	1.00	1.00	4.00						000098	976451	0.00	184.70
U\$	200.00	200.00	200.00	800.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00				
					FICA - MEDICARE	2.90	2.90	2.90	11.60				
Totals U	1.00	1.00	1.00	4.00	FICA - OASDI	12.40	12.40	12.40	49.60				
U\$	200.00	200.00	200.00	800.00	Total Deductions	15.30	15.30	15.30	61.20				
Net Totals	184.70	184.70	184.70	738.80									
										Paid Time Off			
										DESCRIPTION	CARRYFWD ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00



KOFORD, JAMES C

1312 MULTIFLORA LOOP	Employee ID X06909	Hire 12-01-2020	Tax Filing Info	Direct Deposit
LUTZ, FL 33558	Dept	Term	TYPE STATUS ADD'L	ACCOUNT NO TRAN/ABA CHK/SAV \$/%
Title Board Member	W/C FL8810	Review	Federal SS-0	#####7102 ##### C Balance
Status ACT	FLSA Non-Exempt	Employee No	FL	
Type FT	PayGrd	Gender M		
EEO ADMINISTRATIVE SUPPORT	Salary \$200.00 Monthly	DOB 08-16-1972		

Earnings					Deductions					Disbursements				
TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
SALARY U	1.00	1.00	1.00	4.00						000097	976452	0.00	184.70	
U\$	200.00	200.00	200.00	800.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00					
					FICA – MEDICARE	2.90	2.90	2.90	11.60					
Totals U	1.00	1.00	1.00	4.00	FICA – OASDI	12.40	12.40	12.40	49.60					
U\$	200.00	200.00	200.00	800.00										
					Total Deductions	15.30	15.30	15.30	61.20					
Net Totals	184.70	184.70	184.70	738.80										
										Total PTO	0.00	0.00	0.00	



PELLAN, WILLIAM

19078 LONG LAKE RANCH BLVD	Employee ID Z06911	Hire 12-01-2020	Tax Filing Info	Direct Deposit
LUTZ, FL 33558	Dept	Term	TYPE STATUS ADD'L	ACCOUNT NO TRAN/ABA CHK/SAV \$/%
Title Board Member	W/C FL8810	Review	Federal SS-0	
Status ACT	FLSA Non-Exempt	Employee No	FL	
Type FT	PayGrd	Gender M		
EEO ADMINISTRATIVE SUPPORT	Salary \$200.00 Monthly	DOB 11-21-1968		

Earnings					Deductions					Disbursements			
TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT
SALARY U	1.00	1.00	1.00	4.00						000099	16	184.70	0.00
U\$	200.00	200.00	200.00	800.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00				
					FICA – MEDICARE	2.90	2.90	2.90	11.60				
Totals U	1.00	1.00	1.00	4.00	FICA – OASDI	12.40	12.40	12.40	49.60				
U\$	200.00	200.00	200.00	800.00									
					Total Deductions	15.30	15.30	15.30	61.20				
Net Totals	184.70	184.70	184.70	738.80									

Paid Time Off			
DESCRIPTION	CARRYFWD	ACCRUED	USED BALANCE
Total PTO	0.00	0.00	0.00 0.00



SMITH JR, GEORGE E

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

Tax Filing Info			Direct Deposit		
TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV
Federal	SS-0		#####3649	#####	C
FL					Balance

Earnings					Deductions					Disbursements			
TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT
SALARY U	1.00	1.00	1.00	4.00									
U\$	200.00	200.00	200.00	800.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	000096	976453	0.00	184.70
					FICA – MEDICARE	2.90	2.90	2.90	11.60				
Totals U	1.00	1.00	1.00	4.00	FICA – OASDI	12.40	12.40	12.40	49.60				
U\$	200.00	200.00	200.00	800.00									
Net Totals	184.70	184.70	184.70	738.80	Total Deductions	15.30	15.30	15.30	61.20				
										Paid Time Off			
										DESCRIPTION	CARRYFWD ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00



Totals for Department : (None) – (None)

Earnings					Deductions					Paid Time Off				
TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
SALARY U	4.00	4.00	4.00	16.00										
U\$	800.00	800.00	800.00	3,200.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	Total PTO	0.00	0.00	0.00	0.00
					FICA – MEDICARE	11.60	11.60	11.60	46.40					
Totals U	4.00	4.00	4.00	16.00	FICA – OASDI	49.60	49.60	49.60	198.40					
U\$	800.00	800.00	800.00	3,200.00										
					Total Deductions	61.20	61.20	61.20	244.80					
Net Totals	738.80	738.80	738.80	2,955.20										



TOTALS FOR ALL EMPLOYEES

Earnings					Deductions					Paid Time Off				
TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
SALARY U	4.00	4.00	4.00	16.00										
U\$	800.00	800.00	800.00	3,200.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	Total PTO	0.00	0.00	0.00	0.00
REGULAR (HRS) H	0.00	0.00	0.00	0.00	FICA – MEDICARE	11.60	11.60	11.60	46.40					
H\$	0.00	0.00	0.00	0.00	FICA – OASDI	49.60	49.60	49.60	198.40					
					Total Deductions	61.20	61.20	61.20	244.80					
Totals H	0.00	0.00	0.00	0.00										
H\$	0.00	0.00	0.00	0.00										
Totals U	4.00	4.00	4.00	16.00										
U\$	800.00	800.00	800.00	3,200.00										
Net Totals	738.80	738.80	738.80	2,955.20										

Total Employee Count : 4



Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Y06910	CLAWSON	HEIDI	A	SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Project:	***								
Position:	Board Member								

Summary for Voucher:	000098	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	04/15/2022	200.00	0.00	200.00	0.00	15.30	184.70

X06909	KOFORD	JAMES	C	SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Project:	***								
Position:	Board Member								

Summary for Voucher:	000097	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	04/15/2022	200.00	0.00	200.00	0.00	15.30	184.70



INNOVATIVE

EMPLOYER SOLUTIONS

Gross to Net Register – Detail Only

Long Lake Ranch CDD

Payroll # 20225 | Pay Date 04/15/2022 | Pay Groups: | Sorted by Employee

Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Z06911	PELLAN	WILLIAM		SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Project:	***								
Position:	Board Member								

Summary for Voucher:	000099								
Pay Date:	04/15/2022								
		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay		
		200.00	0.00	200.00	0.00	15.30	184.70		

A06912	SMITH JR	GEORGE	E	SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI	D-3	1.00	-12.4000	-12.40
Project:	***								
Position:	Board Member								

Summary for Voucher:	000096								
Pay Date:	04/15/2022								
		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay		
		200.00	0.00	200.00	0.00	15.30	184.70		

		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay		
		800.00	0.00	800.00	0.00	61.20	738.80		



Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
-------------	-----------	------------	--------	------	-----------------	------	-------	------	-------------

Grand Total:				Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
				800.00	0.00	800.00	0.00	61.20	738.80

Total Number of Employees: 4

**Long Lake Ranch Community Development District
250 International Parkway Suite 208
Lake Mary, FL 32746
TEL: (321) 263-0132 ext. 738**

March 31, 2022

U.S. BANK N.A. – CDD
Lockbox Services SDS 12-2657
PO Box 86
Minneapolis, MN 55486-2657

Subject: Assessments collected by the County Tax Collector

To Whom It May Concern:

Enclosed please find check(s) for deposit as follows:

Amount	Check No.	Deposit Account
\$ 314,028.31	1377	Account #209464000 Series 2014A (Revenue)
\$ 232,063.96	1379	Account #250999000 Series 2015 (Revenue)
\$ 190,238.09	1380	Account #250387003 Series 2016 (Revenue)

Sincerely,

Al Zhang

Accountant
250 International Parkway Suite 208
Lake Mary, FL 32746
321-263-0132 ext. 738

Long Lake Ranch Community Development District
250 International Parkway Suite 208
Lake Mary, FL 32746
TEL: (321) 263-0132 ext. 738

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Sincerely,

Al Zhang

Accountant
250 International Parkway Suite 208
Lake Mary, FL 32746
321-263-0132 ext. 738



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

Invoice

Date: 4/1/2022
Invoice #: 2022-236

To:

Long Lake Ranch CDD
DPFG Management & Consulting LLC
250 International Parkway, Suite 208
Lake Mary, FL 32773

Project: LLR Aquatic Maintenance

Proposal #: 21-213

P.O. #:

		Due Date	Service Date:
		5/1/2022	March 2022
Task #	Description	Project Completion	Amount
Task 1	Aquatic Maintenance Program	8.33%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 10136**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

DATE
04/01/2022PLEASE PAY
\$13,675.00DUE DATE
04/01/2022

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance	1	13,675.00	13,675.00

Monthly Grounds Maintenance

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

TOTAL DUE**\$13,675.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 10157**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

DATE
04/04/2022**PLEASE PAY**
\$1,000.00**DUE DATE**
04/04/2022

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement as per proposal dated 2/11/22:			
Landscape Construction	1	1,000.00	1,000.00
Rock border installation - Primrose Monument			
Install rock border around annual beds.			
Includes all labor and materials.			

TOTAL DUE**\$1,000.00**

THANK YOU.



250 International Parkway, Suite 280

Lake Mary, FL 32746

TEL: 321-263-0132

Bill To

DPFG, LLC
Long Lake Ranch Community Development District
250 International Parkway
Suite #280
Lake Mary FL 32746

Invoice

Date 4/1/2022

Invoice # 397883

In Reference To:

Monthly contracted management fess, as follows:

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
DPFG M&C
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

Description	Quantity	Rate	Amount
Professional Management Services	1		1,437.50
Accounting Services	1		1,458.33
Assessment Roll & Revenue Collection Services	1		333.33
General Administration Services	1		312.50
Field Operation Services	1		416.67

Total \$3,958.33

Business Observer

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

INVOICE

Legal Advertising

Invoice # 22-00615P

Date 04/08/2022

RECEIVED APR 11 2022

Attn:
Long Lake Ranch CDD DPGF
250 INTERNATIONAL PKWY, STE. 280
LAKE MARY FL 32746

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

Description

Serial # 22-00615P

Meeting Notice

RE: Meeting on April 22, 2022 at 6:00 PM

Published: 4/8/2022

Amount

\$63.44

Important Message

Please include our company
Invoice # on your check
941-906-9386 x322

Paid ()
Total \$63.44

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP MEETING

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") will be held on Friday, April 22, 2022, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss the Fiscal Year 2023 Budget.

Copies of the agenda may be obtained from the District Manager, DPGF Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 741.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 741. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

Long Lake Ranch Community Development District
Howard McGaffney, District Manager
(321) 263-0132, Ext. 741

April 8, 2022

22-00615P

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.

County Sanitation Service
5601 Haines Road North
St. Petersburg, FL 33714

Phone (727)522-5794
Website www.countysanitationservice.com

INVOICE# 24105411
INV DATE 04/01/22
ACCOUNT# 456755
DUE DATE 04/25/22

LONG LAKE RANCH CDD
C/O DPFG MGMT & CONSULTING
250 INTERNATIONAL PKWY #280
LAKE MARY, FL 32746

AMOUNT YOU
ARE PAYING _____

AMOUNT 83.95

SERVICE ADDRESS: 19037 LONG LAKE RANCH BLVD (LUTZ, FL)

DATE	DESCRIPTION					AMOUNT
	LOCATION: 19037 LONG LAKE RANCH BLVD				PRIOR BALANCE	83.95
03/18/22	23100635	PAYMENT RECEIVED (Thank you)			1362	<83.95>
04/01/22	24105411	1	6Y BIN 1XW	TRASH REMOVAL	04/01/22-04/30/22	80.00
04/01/22	24105411	1	ADMIN FEE	ADMIN FEE	04/01/22	3.95
<p style="text-align: center;">RECEIVED APR 11 2022</p> <p>You can now sign up for Paperless Billing. Contact the office to register your email or if you sign up for automatic payments you will automatically be switched to paperless billing.</p>						
INV# 24105411	CURRENT	30 DAY	60 DAY	90 DAY	DATE 04/01/22	
ACCT# 456755	83.95				PAGE 1 OF 1	

\$25.00 per month late charge assessed on past due amounts

PLEASE PAY
THIS AMOUNT

83.95

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 23, 2021

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 2976700

Client Matter No. 12123-2

Ms. Patricia Thibault
Long Lake Ranch CDD
DPFG Management and Consulting LLC
Suite 280
250 International Parkway
Lake Mary, FL 32746

Invoice No. 2976700
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

11/23/21 S. Sandy Review draft meeting minutes

TOTAL FOR SERVICES RENDERED \$2,000.00

TOTAL CURRENT AMOUNT DUE \$2,000.00



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
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
ulicustserv@pascocountyfl.net
Pay By Phone: 1-855-786-5344



23 1 1
42-52316

LONG LAKE RANCH CDD

Service Address: 18981 LONG LAKE RANCH BOULEVARD

Bill Number: 16397593

Billing Date: 4/4/2022

Billing Period: 2/17/2022 to 3/18/2022

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional 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	2/17/2022	283	3/18/2022	291	29	8

Usage History

Month	Usage
March 2022	8
February 2022	3
January 2022	1
December 2021	3
November 2021	2
October 2021	4
September 2021	2
August 2021	5
July 2021	4
June 2021	6
May 2021	3
April 2021	4

Transactions

Previous Bill	152.80
Payment 03/17/22	-152.80 CR
Past Due	0.00
Current Transactions	
Water	
Water Base Charge	38.06
Water Tier 1	8.0 Thousand Gals X \$2.01 16.08
Sewer	
Sewer Base Charge	89.93
Sewer Charges	8.0 Thousand Gals X \$6.26 50.08
Total Current Transactions	194.15
TOTAL BALANCE DUE	\$194.15

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

Visit bit.ly/UtilitiesNewsletter to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

RECEIVED APR 13 2022

Please return this portion with payment.

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0928725
Customer # 01307800
Past Due 0.00
Current Transactions 194.15

Total Balance Due \$194.15
Due Date 4/21/2022

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

Round Up Donation to Charity
Amount Enclosed

☐ Check this box to participate in Round-Up.

LONG LAKE RANCH CDD
C/O DPFG
250 INTERNATIONAL PARKWAY SUITE 280
LAKE MARY FL 32746

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

013078005092872571639759310000194152



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
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
utlicustserv@pascocountyfl.net
Pay By Phone: 1-855-786-5344



22 1 1
42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: **16397588**

Billing Date: **4/4/2022**

Billing Period: **2/17/2022 to 3/18/2022**

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	2/17/2022	21262	3/18/2022	21276	29	14

Usage History

Water	Irrigation
March 2022	14.00
February 2022	6.00
January 2022	5.00
December 2021	5.00
November 2021	2.00
October 2021	9.00
September 2021	123.00
August 2021	326.00
July 2021	426.00
June 2021	403.00
May 2021	408.00
April 2021	432.00

Transactions

Previous Bill	57.20
Payment 03/17/22	-57.20 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.06
Water Charges 14.0 Thousand Gals X \$3.19	44.66
Total Current Transactions	82.72
TOTAL BALANCE DUE	\$82.72

Visit bit.ly/UtilitiesNewsletter to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

RECEIVED APR 13 2022

Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net

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



LONG LAKE RANCH CDD
C/O DPGF
250 INTERNATIONAL PARKWAY SUITE 280
LAKE MARY FL 32746

Account # 0928090
Customer # 01307800
Balance Forward 0.00
Current Transactions 82.72

Total Balance Due \$82.72
Due Date 4/21/2022

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

Round Up Donation to Charity
Amount Enclosed

☐ Check this box to participate in Round-Up.

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

013078005092809061639758830000082725

PC Consultants

4853 Pennecott Way
Wesley Chapel, FL 33544-1801
(813)973-3330 Cell (813)390-6344

Invoice

107717

Invoice

Customer

Name **DPFG Management & Consulting LLC**
Address **250 International Pkwy., Ste. 208**
City **Lake Mary** State **FL** ZIP **32746**
Phone **321-263-0132; druhlig@vestapropertyservices.com**

Date **2/28/2022**
Order No. **Attn: Doug**
Rep **Ken Johnson**
FOB **Renewals**

Qty	Description	Unit Price	TOTAL
1	Domain Name Renewal: LongLakeRanchClub.Com Term: 1 Year Until 03/05/2023 Cost: \$30 Per Year	\$30.00	\$30.00
12	Email Essentials (5 GB/1 Box) - US Region Term: 12 Months; Type: Exchange Each email account is \$8 per month or \$96 per yr. New Email Expiration Date: 03/05/2023 <u>Manager@LongLakeRanchClub.Com</u> Created/Activated on 03/05/2019 Password: TrustMe123! Long Lake Ranch Community Development District FLORIDA CONSUMER CERTIFICATE OF EXEMPTION Certificate Number: 85-8016138207C-7 Expires: 03/31/2023	\$8.00	\$96.00

SubTotal **\$126.00**

Payment Details

- ☐ Cash
☒ Check
☐ Net 15

Payment Due now.

Taxes State

TOTAL \$126.00

Office Use Only

Thank You For Your Order!

Latest Technologies, Old Fashioned Service

KUTAKROCK

Kutak Rock LLP
107 West College Avenue, Tallahassee, Florida 32301
office 850.692.7300

Joseph A. Brown
850.692.7300
joseph.brown@kutakrock.com

April 11, 2022

Via Electronic Mail

Sundrella Furniture, LLC d/b/a Admiral Outdoor Furniture ("Admiral")
707 SW 20th Street
Ocala, Florida 34471
Attn: Peter Villella

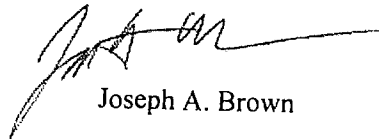
Re: Long Lake Ranch Community Development District ("**District**")

Dear Mr. Villella:

This letter serves as notice of termination of the *Addendum to Proposal Between the Long Lake Ranch Community Development District and Admiral Outdoor Furniture for Pool Furniture and Repair Services*, dated October 20, 2021 ("**Agreement**"), in accordance with the decision made by the District's Board of Supervisors. As we have discussed and pursuant to our e-mail correspondence, Admiral will return the District's used outdoor pool furniture in Admiral's possession in its current condition (with any repairs as already performed by Admiral) and Admiral will refund \$5,000 of the \$10,343.50 previously paid by the District as a deposit; the District will also immediately ensure outstanding invoice # 246587 in the amount of \$1,826.53 is paid for pool umbrellas delivered by Admiral per a separate purchase agreement. Please return an executed copy of this letter via e-mail to Joseph.Brown@KutakRock.com as confirmation of Admiral's agreement to such termination in accordance with the terms of this letter.

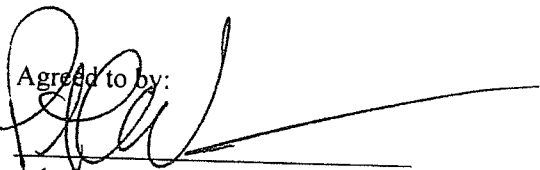
Should you have any questions, please call me at the number listed above.

Sincerely,



Joseph A. Brown

Agreed to by:



Admiral Outdoor Furniture

By: Peter Villella

Its: PRESIDENT

Business Observer

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

INVOICE

Legal Advertising

Invoice # 22-00669P

Date 04/15/2022

Attn:
Long Lake Ranch CDD DPFG
250 INTERNATIONAL PKWY, STE. 208
LAKE MARY FL 32746

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

Description

Amount

Serial # 22-00669P

\$50.31

Legal Notice

RE: Notice of Qualifying Period For Candidates
Supervisor of the Long Lake Ranch CDD
Published: 4/15/2022

Important Message

Please include our company
Invoice # on your check
941-906-9386 x322

Paid ()
Total \$50.31

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

RECEIVED APR 18 2022

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 QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Long Lake Ranch Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at the Central Pasco Professional Center, 4111 Land O' Lakes Blvd., Suite 105, Land O' Lakes, Florida 34639; Ph: (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Long Lake Ranch Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

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

April 15, 2022

22-00669P

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

NOTICE

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Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 397980
Date 3/31/2022
Terms Net 30
Due Date 4/30/2022
Memo February Billable Expe...

Bill To

DPFG, LLC
Long Lake Ranch Community Development District
250 International Parkway
Suite #208
Lake Mary FL 32746

Description	Quantity	Rate	Amount
LOWE's Tools for playground - Long Lake Ranch	1		48.13
Billable Expenses			
NINA ADHAV - KELVIN MATHIS			27.05
Total Billable Expenses			27.05

Total \$75.18

KUTAKROCK

Kutak Rock LLP
107 West College Avenue, Tallahassee, Florida 32301
office 850.692.7300

Joseph A. Brown
850.692.7300
joseph.brown@kutakrock.com

April 11, 2022

Via Electronic Mail

Sundrella Furniture, LLC d/b/a Admiral Outdoor Furniture ("Admiral")
707 SW 20th Street
Ocala, Florida 34471
Attn: Peter Villella

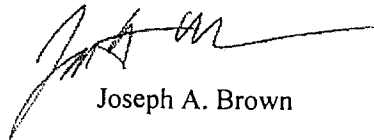
Re: Long Lake Ranch Community Development District ("**District**")

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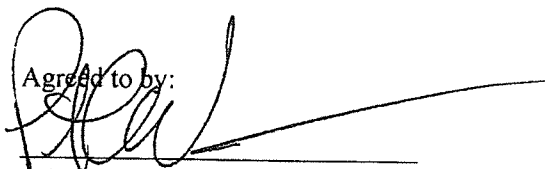
Should you have any questions, please call me at the number listed above.

Sincerely,



Joseph A. Brown

Agreed to by:



Admiral Outdoor Furniture

By: Peter Villella

Its: PRESIDENT

Statement Date: April 30, 2022

Account Number: *****3309

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	LONG LAKE RANCH CDD			
04/08/2022	PASCOTAX TAX ACC 000000000028657		\$0.59	\$1,787,452.60
	LONG LAKE RANCH CDD			
04/11/2022	FRONTIER COMMUNI BILL PAY 13267227181	\$95.99		\$1,787,356.61
	LONGLAKE RANCH CDD			
04/11/2022	FRONTIER COMMUNI BILL PAY 13267153091	\$154.71		\$1,787,201.90
	LONGLAKE RANCH CDD			
04/12/2022	CHECK #1372	\$63.44		\$1,787,138.46
04/12/2022	CHECK #1382	\$13,675.00		\$1,773,463.46
04/12/2022	CHECK #1383	\$1,000.00		\$1,772,463.46
04/14/2022	Transfer Debit	\$1,200.00		\$1,771,263.46
04/15/2022	CHECK #1377	\$314,028.31		\$1,457,235.15
04/15/2022	CHECK #1379	\$232,063.96		\$1,225,171.19
04/15/2022	CHECK #1380	\$190,238.09		\$1,034,933.10
04/15/2022	S2 HR SOLUTIONS INVOICE H092434	\$726.50		\$1,034,206.60
	Long Lake Ranch CDD			
04/18/2022	CHECK #1381	\$2,460.00		\$1,031,746.60
04/18/2022	CHECK #1384	\$3,958.33		\$1,027,788.27
04/19/2022	CHECK #1387	\$2,000.00		\$1,025,788.27
04/19/2022	CHECK #1390	\$126.00		\$1,025,662.27
04/19/2022	CHECK #1391	\$1,826.53		\$1,023,835.74
04/20/2022	RDC Deposit		\$190.00	\$1,024,025.74
04/20/2022	FLA DEPT REVENUE C01 400720322	\$15.81		\$1,024,009.93
	LONG LAKE RANCH			
04/22/2022	CHECK #1386	\$83.95		\$1,023,925.98
04/22/2022	CHECK #1388	\$276.87		\$1,023,649.11
04/22/2022	CHECK #1393	\$75.18		\$1,023,573.93
04/25/2022	CHECK #1385	\$63.44		\$1,023,510.49
04/26/2022	CHECK #1394	\$1,826.53		\$1,021,683.96
04/26/2022	CHECK #1395	\$500.00		\$1,021,183.96

INVOICE

**FROM**

FLORIDA FIELD SERVICES
GROUP LLC
9077 SHADYSIDE LANE
LAND O LAKES, FL 34637
(352)-515-7300

BILL TO

Long Lake Ranch CDD c/o
DPFG Management &
Consulting
3250 International Parkway,
Suite 208
Lake Mary, FL 32746

INVOICE #

461

INVOICE DATE

04/21/2022

DESCRIPTION**AMOUNT**

- CUSTOM HAND PAINTING OF 1 SIGN LOCATED ON THE ENTRANCE OF LONG LAKE RANCH NEAR SUNLAKE BLVD. AND STATE RD. 54 IN LUTZ FLORIDA.
- SIGN WAS HAND CLEANED TO REMOVE ALL DIRT, STAINS, & DEBRIS. SIGNS WERE INSPECTED FOR DAMAGE. ALL MINOR DEFECTS AND REPAIRS WERE CORRECTED BEFORE PAINTING. MAJOR REPAIRS WERE ADDRESSED ON AN INDIVIDUAL BASIS.
- SIGN WAS HAND PAINTED WITH TWO COATS EACH OF VALSPAR DURAMAX EXTERIOR PAINT & PRIMER.
- COST IS \$500

500.00

TOTAL**\$500.00 USD****TERMS & CONDITIONS**

Please make all payments to:
Florida Field Services Group LLC
9077 Shadyside lane
Land O Lakes, FL 34637

Thank you for allowing us the opportunity to serve you.



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
29541	04/20/2022	\$115.00	05/05/2022	Net 15	

P.O. NUMBER
10225

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/18/2022	Access/ Gate:Service Reason for call: Foxtail pool is not allowing residents in during regular pool hours - please check.	1	115.00	115.00

Tech notes:

1. Checked main access web page and found Foxtail not communicating with master panel causing the time schedule to be off.
2. Checked network settings at main clubhouse and Foxtail and found both IP addresses had changed - I updated the IP information at both locations. Panels then started communicating and system is now working properly.

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

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

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

***Late Fees are 1.5% per month

BALANCE DUE

\$115.00



duke-energy.com
877.372.8477

Your Summary Bill

Page 1 of 12

LONG LAKE RANCH COMM DEV DIS

Bill date Apr 11, 2022
For service Mar 3 - Apr 1
30 days

Billing Summary

Collective account number 9300 0001 2497

Previous Amount Due	\$14,748.05
Payment Received Mar 25	-14,748.05
Current Electric Charges	4,156.42
Current Lighting Charges	10,321.28
Taxes	157.00
Total Amount Due May 02	\$14,634.70

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

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.60
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	63.34
910089634607	2091 SERENOA DR SIGN LUTZ FL 33558	30.54
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.45
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.45
910089624358	1642 SUNLAKE BLVD SIGN LUTZ FL 33558	30.56

RECEIVED APR 18 2022

fb.def.duke.bills.20220409012806.68.a.p-343-000000001

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 0.0% late payment 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

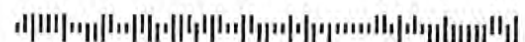
\$14,634.70
by May 2

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

000172 000000001



LONG LAKE RANCH COMM DEV DIS
C/O DPFG MC
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018



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

88930000012497000660000000000000146347000014634707



Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 800.222.3448 or 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

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. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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.



duke-energy.com
877.372.8477

Account number 9300 0001 2497

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	297.81
910089595996	O SUNLAKE BLVD LITE LNG LK RCH V1A&B SL LUTZ FL 33558	1,576.90
910089562682	0000 NATURE VIEW DR LITE LUTZ FL 33558	3,079.77
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.48
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	371.75
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	324.82
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	341.12
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	30.56
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	30.46
910089458097	2137 SERENOA DR SIGN LUTZ FL 33558	30.50
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	30.50
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	5,715.95
910089428893	2444 SUNLAKE BLVD LITE LUTZ FL 33558	30.66
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,306.23
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.50
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	501.09
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	187.40
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	441.35





duke-energy.com
877.372.8477

Account number 9300 0001 2497

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.49
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	30.42
	Total Charges	\$14,634.70

Reed Electric, LLC
PO box 7897
Wesley Chapel, FL 33545

Invoice

Date	P.O. No.
3/8/2022	

reedelectricfl.com

**Long Lake Ranch CDD
c/o Vesta property services
250 International Parkway
Suite 280
Lake Mary, FL 32746**

		Project	Invoice No.
		T&M	0133000
Description	Qty	Rate	Total
Pool power repairs:			
-Replace panel interior and breaker for pump			
-Install control switch for pump			
Service Electrician	5	87.00	435.00
Apprentice Electrician	4	58.00	232.00
Panel interior and breaker	1	252.26	252.26
Switch, cover, misc mtl	1	87.09	87.09
Approved: please execute payment		<i>Brent Henman</i>	
		Total	\$1,006.35
		Payments/Credits	\$0.00
		Balance Due	\$1,006.35



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 397068
Date 3/1/2022

Terms

Due Date 3/1/2022

Memo March 2022 Fees

Bill To

Long Lake Ranch CDD
250 International Parkway
Suite #280
Lake Mary FL 32746

Description	Quantity	Rate	Amount
Amenity Management Services	1	5,960.97	5,960.97
Amenity Staffing Services	1	1,350.26	1,350.26
Pool Service	1	1,332.50	1,332.50
Dog Waste Management	1	1,332.50	1,332.50

Total \$9,976.23



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 397069
Date 4/1/2022

Terms

Due Date 4/1/2022

Memo April 2022 Fees

Bill To

Long Lake Ranch CDD
250 International Parkway
Suite #280
Lake Mary FL 32746

Description	Quantity	Rate	Amount
Amenity Management Services	1	5,960.97	5,960.97
Amenity Staffing Services	1	1,350.26	1,350.26
Pool Service	1	1,332.50	1,332.50
Dog Waste Management	1	1,332.50	1,332.50

Total \$9,976.23



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

Invoice

Date: 4/27/2022
Invoice #: 2022-254

To:

Long Lake Ranch CDD
DPFG Management & Consulting LLC
250 International Parkway, Suite 208
Lake Mary, FL 32773

Project: LLR Aquatic Maintenance

Proposal #: 21-213

P.O. #:

		Due Date	Service Date:
		5/27/2022	April 2022
Task #	Description	Project Completion	Amount
Task 1	Aquatic Maintenance Program	16.67%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00

Johnson Engineering, Inc.
Remit To:
P.O. Box 2112
Fort Myers, FL 33902
Ph: 239.334.0046

Invoice

RECEIVED APR 27 2022

Project Manager Philip Chang

April 19, 2022

Project No:

20192175-003

Invoice No:

1

FEID #59-1173834

Howard (Mac) McGaffney
Long Lake Ranch CDD
c/o DPGF
250 International Pkwy, Suite 280
Lake Mary, FL 32746

Project 20192175-003 Long Lake Ranch Water Management System Report
20192175-003
Long Lake Ranch Water Mgmt System Report
Work Authorization Number 22-002
Professional Services through April 10, 2022

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fec Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
01	Analysis	3,800.00	LS	70 %	2,660.00	0.00	2,660.00	1,140.00
02	Report	1,710.00	LS	0 %	0.00	0.00	0.00	1,710.00
	Totals	5,510.00			2,660.00	0.00	2,660.00	2,850.00

SUB-TOTAL PROFESSIONAL SERVICES:

2,660.00

INVOICE TOTAL:

2,660.00

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046

Invoice

RECEIVED APR 27 2022

Project Manager Philip Chang

April 19, 2022

Project No:

20192175-002

Invoice No:

2

Howard (Mac) McGaffney
 Long Lake Ranch CDD
 c/o DPGF
 250 International Pkwy, Suite 280
 Lake Mary, FL 32746

FEID #59-1173834

Project 20192175-002 Long Lake Ranch Utility Building Site Plan
 20192175-002
 Long Lake Ranch Utility Bldg Site Plan
 Work Authorization Number 2022-001
Professional Services through April 10, 2022

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
01	Utility Bldg Civil Site Plan Permitting	7,000.00	NTE	9 %	645.00	47.50	597.50	6,355.00
	Totals	7,000.00			645.00	47.50	597.50	6,355.00

SUB-TOTAL PROFESSIONAL SERVICES:

597.50

INVOICE TOTAL:

597.50

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
01 - Utility Bldg Civil Site Plan Permitting			
Professional 2			
Cammock, Lenroy 3/30/2022	2.50	Hrs @ 120.00	300.00
Utility Building Conceptual Site Plan			
Cammock, Lenroy 3/31/2022	.50	Hrs @ 120.00	60.00
Utility Building Conceptual Site Plan			
Professional 6			
Chang, Philip 3/29/2022	.50	Hrs @ 190.00	95.00
Setup/coordination related to Heidt plans and CAD tech;			
Chang, Philip 3/31/2022	.75	Hrs @ 190.00	142.50

W-9 Can be found at our Website: www.johnsonengineering.com

Project	20192175-002	Long Lake Ranch Utility Bldg Site Plan	Invoice	2
Review/comments of draft site plan drawing;				
01 - Utility Bldg Civil Site Plan Permitting Total		4.25		597.50

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Project Manager Philip Chang

Howard (Mac) McGaffney

Long Lake Ranch CDD

c/o DPFPG

250 International Pkwy, Suite 280

Lake Mary, FL 32746

Invoice

RECEIVED APR 27 2022

April 19, 2022

Project No: 20192175-000

Invoice No: 31

FEID #59-1173834

Project 20192175-000 Long Lake Ranch Community Development District Professional Engineering Services

Professional Services through April 10, 2022

Phase 01 General Engineering Services

Professional Personnel

	Hours	Rate	Amount	
Professional 6				
Chang, Philip	3/7/2022	.25	170.00	42.50
Research fence ownership;				
Totals	.25			42.50
Total Labor				42.50
		Total this Phase		\$42.50
		Total this Invoice		\$42.50



Lakeside Heating, Cooling & Plumbing

4608 Land O Lakes Blvd., Unit B
Land O'Lakes, FL 34639

INVOICE	#13879
SERVICE DATE	Mar 10, 2022
INVOICE DATE	Apr 27, 2022
DUE	upon receipt
AMOUNT DUE	\$520.00

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

CONTACT US

(813) 444-9474
info@lakesidecomfortpros.com

(813) 406-4423
manager@longlakeranchclub.com

INVOICE

Services	qty	unit price	amount
AC - 1010-30 Res Service - Condensate Pump Removed & Replaced Condensate pump	1.0	\$325.00	\$325.00
AC - 1010-30 Res Service - Run Cap - 45/5 Remove & replace Run capacitor 45/5	1.0	\$195.00	\$195.00

Total **\$520.00**

Thank you and we greatly appreciate your business!



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
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@pascocountyfl.net
Pay By Phone: 1-855-786-5344



RECEIVED APR 27 2022

188 1 1
10-10002

LONG LAKE RANCH CDD

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

Bill Number: 16492631

Billing Date: 4/22/2022

Billing Period: 3/8/2022 to 4/8/2022

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0929280	01307800
Please use the 15-digit number below when making a payment through your bank	
092928001307800	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
				4/8/2022			

Transactions

Current Transactions

Adjustments

Fire Line/Hydrant Base Charge 54.30

Total Current Transactions 54.30

TOTAL BALANCE DUE \$54.30

Visit bit.ly/UtilitiesNewsletter to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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



LONG LAKE RANCH CDD
C/O DPFG
250 INTERNATIONAL PARKWAY SUITE 280
LAKE MARY FL 32746

Account # 0929280

Customer # 01307800

Balance Forward 0.00

Current Transactions 54.30

Total Balance Due \$54.30

Due Date 5/9/2022

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

Round Up Donation to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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

013078005092928041649263120000054308

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3039747

Client Matter No. 12123-1

Mr. Howard McGaffney
Long Lake Ranch CDD
DPFG Management and Consulting LLC
Suite 280
250 International Parkway
Lake Mary, FL 32746

Invoice No. 3039747

12123-1

Re: General Counsel

For Professional Legal Services Rendered

03/03/22	J. Brown	0.50	135.00	Review status and correspondence regarding claims for return of deposits for tennis court repairs and pool furniture repairs; follow-up regarding same
03/03/22	S. Sandy	0.20	54.00	Conduct research regarding 1360 Multifloral Loop landscape damage; confer with Henman regarding same
03/04/22	J. Brown	1.90	513.00	Review and follow-up regarding small claims demand letters; review and revise same
03/04/22	S. Sandy	0.20	54.00	Confer with Smith regarding security authority
03/07/22	J. Brown	0.30	81.00	Follow-up regarding small-claims demand letters
03/07/22	C. Stuart	0.20	84.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation

KUTAK ROCK LLP

Long Lake Ranch CDD

April 28, 2022

Client Matter No. 12123-1

Invoice No. 3039747

Page 2

03/10/22	D. Wilbourn	1.20	174.00	Prepare demand letter for grading repair
03/11/22	J. Brown	0.90	243.00	Review small claims demand letters for transmittal
03/17/22	S. Sandy	0.20	54.00	Review records regarding tennis lessons license agreement; confer with McGaffney and Pellan regarding same
03/19/22	T. Mackie	0.10	27.00	Conference with Sandy regarding tennis lessons license agreement
03/23/22	S. Sandy	0.50	135.00	Review tennis lesson license agreement with Chow, sign in sheet, and correspondence regarding same; confer regarding same; confer regarding food truck license agreement
03/24/22	J. Brown	0.30	81.00	Follow-up regarding small claims matters; review status
03/24/22	D. Wilbourn	0.40	58.00	Research waiver language for tennis court use agreement
03/29/22	D. Wilbourn	0.50	72.50	Research and coordinate execution of amenity management agreement amendment
03/30/22	S. Sandy	0.30	81.00	Confer with Steady regarding proposed merger; follow-up regarding same
03/31/22	S. Sandy	0.60	162.00	Confer with McGaffney regarding security monitoring services, irrigation issues, amenity rules hearing, and amenity management agreement
TOTAL HOURS		8.30		

KUTAK ROCK LLP

Long Lake Ranch CDD
April 28, 2022
Client Matter No. 12123-1
Invoice No. 3039747
Page 3

TOTAL FOR SERVICES RENDERED	\$2,008.50
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DISBURSEMENTS

Freight and Postage	15.06
---------------------	-------

TOTAL DISBURSEMENTS	<u>15.06</u>
---------------------	--------------

TOTAL CURRENT AMOUNT DUE	<u>\$2,023.56</u>
--------------------------	-------------------

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3039748

Client Matter No. 12123-2

Mr. Howard McGaffney
Long Lake Ranch CDD
DPFG Management and Consulting LLC
Suite 280
250 International Parkway
Lake Mary, FL 32746

Invoice No. 3039748
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

03/03/22	S. Sandy	Prepare for and attend board meeting; follow-up regarding same
03/10/22	D. Wilbourn	Communications with district manager regarding work authorizations
03/21/22	D. Wilbourn	Prepare general election resolution and notice
03/25/22	D. Wilbourn	Revise and disseminate general election resolution and notice
03/30/22	S. Sandy	Prepare election documents
03/31/22	S. Sandy	Prepare general election resolution and notice, revise amenity facility rules resolution; review draft agenda and minutes
03/31/22	D. Wilbourn	Prepare tennis pro license agreement; compile and transmit Securiteam termination agreements; prepare resolution adopting revised amenity policies

KUTAK ROCK LLP

Long Lake Ranch CDD

April 28, 2022

Client Matter No. 12123-2

Invoice No. 3039748

Page 2

TOTAL FOR SERVICES RENDERED	\$2,000.00
-----------------------------	------------

TOTAL CURRENT AMOUNT DUE	<u>\$2,000.00</u>
--------------------------	-------------------



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
29485	04/05/2022	\$345.00	04/20/2022	Net 15	

P.O. NUMBER
10193

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/21/2022	Access/ Gate:Service Reason for call: 1. Check maglock on tennis courts. 2. Work on dog park and center playground gates.	3	115.00	345.00

Tech notes:

1. Tested power at tennis courts - OK. Maglock was bad - replaced with one the customer had off old gate and tested - OK.
2. Traced and labeled the wire that went to the playground gates that were removed. Took them off the control panels which freed up two spots. Wired dog park and center gate to the new panel locations & configured the gates in the software. Tested - OK.

*Access control is functioning 100% now.

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


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

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

***Late Fees are 1.5% per month

BALANCE DUE

\$345.00



Work Completed
Needs Paid



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
29477	04/05/2022	\$774.00	04/20/2022	Net 15	

P.O. NUMBER
10209

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/03/2022	Service:Reg. Reason for call: 1. Install 16 port PoE+ switch - check cameras. 2. Check access controllers on new switch. Tech notes: 1. Pulled old PoE switch and installed new switch and tested cameras - OK. 2. Tested access controllers - re-networked controllers in the system & tested. Dog park and mid gate to playground not reading cards - may need new node - checking with tech support.	5	115.00	575.00
	Service:Parts GS316P Netgear 16 port gigabit PoE+ switch @ 115W	1	199.00	199.00

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

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

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

***Late Fees are 1.5% per month

BALANCE DUE

\$774.00



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO
Long Lake Ranch
19037 Lang Lake Ranch Blvd
Lutz, Florida 33548

SHIP TO
Long Lake Ranch
19037 Lang Lake Ranch Blvd
Lutz, Florida 33548

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
29476	04/05/2022	\$1,089.00	04/20/2022	Net 15	

P.O. NUMBER
10208

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/01/2022	Service:Reg. Reason for call: 1. Replace mailbox IP camera. 2. Check PoE switch. Tech notes: 1. Installed & networked IP camera at mailbox area - OK. 2. Found bad ports on PoE switch in the park area and it needs replacing. Part is on order. Time on site: 10:30 AM - 4:30 PM.	6	115.00	690.00
03/01/2022	Cameras (1) IP*TRF 8MP IP camera with IR night vision	1	399.00	399.00

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

BALANCE DUE

\$1,089.00

Work Completed
Needs Paid



P.O. Box 521599 Miami, FL 33152-1599

Page 1 of 4

>003784 8711516 0001 008229 10Z
LONG LAKE RANCH CDD
250 INTERNATIONAL PARKWAY STE 208
LAKE MARY FL 32746

Statement Date: April 30, 2022

Account Number: *****4372

Customer Service Information



Client Care: 877-779-BANK (2265)



Web Site: www.bankunited.com



Bank Address: BankUnited
P.O. Box 521599
Miami, FL 33152-1599

Customer Message Center



Start enjoying the convenience of paperless statements. Refer to the end of this statement to learn how you can enroll in eStatements today!

PUBLIC FUND ANALYSIS CHECKING Account *****4372

Account Summary

Statement Balance as of 03/31/2022			\$1,642.39
Plus	1	Deposits and Other Credits	\$1,200.00
Less	15	Withdrawals, Checks, and Other Debits	\$1,302.77
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 04/30/2022			\$1,539.62

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
04/07/2022	LOWES #02238* LUTZ FL 0803 DDA RF#057704 LOWES #022	\$11.92		\$1,630.47
04/07/2022	Amazon.com*1H60B6J5 Amzn.com/bill WA 6522 DDA RF#091323 Amazon.com	\$62.85		\$1,567.62
04/07/2022	SQ *STARLINE MUL ODESSA FL 0803 DDA RF#209716213321 SQ *STARLI	\$500.00		\$1,067.62
04/08/2022	PUBLIX #1219	\$10.00		\$1,057.62

BankUnited, N.A.






P.O. Box 521599 Miami, FL 33152-1599

Page 1 of 4

Statement Date: April 30, 2022

Account Number: *****4372

Customer Service Information

 Client Care: 877-779-BANK (2265)
 Web Site: www.bankunited.com
 Bank Address: BankUnited
P.O. Box 521599
Miami, FL 33152-1599

>003784 8711516 0001 008229 10Z
LONG LAKE RANCH CDD
250 INTERNATIONAL PARKWAY STE 208
LAKE MARY FL 32746

Customer Message Center



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PUBLIC FUND ANALYSIS CHECKING Account *****4372

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Plus		Interest Paid	\$0.00
Statement Balance as of 04/30/2022			\$1,539.62

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04/07/2022	Amazon.com*1H60B6J5 Amzn.com/bill WA 6522 DDA RF#091323 Amazon.com	\$62.85		\$1,567.62
04/07/2022	SQ *STARLINE MUL ODESSA FL 0803 DDA RF#209716213321 SQ *STARLI	\$500.00		\$1,067.62
04/08/2022	PUBLIX #1219	\$10.00		\$1,057.62

BankUnited, N.A.

Statement Date: April 30, 2022

Account Number: *****4372

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	LUTZ FL 0803			
	DDA RF#059108 PUBLIX #12			
04/12/2022	LOWES #02238*	\$34.66		\$1,022.96
	LUTZ FL 0803			
	DDA RF#011707 LOWES #022			
04/12/2022	AMZN Mktp US*1A6HD4	\$92.60		\$930.36
	Amzn.com/bill WA 6522			
	DDA RF#009749 AMZN Mktp			
04/12/2022	AMZN MKTP US*1A1UH4	\$25.95		\$904.41
	AMZN.COM/BILL WA 6522			
	DDA RF#069671 AMZN MKTP			
04/14/2022	Credit Memo		\$1,200.00	\$2,104.41
04/14/2022	DISCOVERY GOLF CARS	\$100.00		\$2,004.41
	LAND O LAKES FL 0803			
	DDA RF#091707 DISCOVERY			
04/18/2022	AMAZON.COM*1A06P1E2	\$103.07		\$1,901.34
	AMZN.COM/BILL WA 6522			
	DDA RF#096257 AMAZON.COM			
04/21/2022	AMZN Mktp US*1Q22F3	\$63.63		\$1,837.71
	Amzn.com/bill WA 6522			
	DDA RF#001879 AMZN Mktp			
04/22/2022	HOMEDEPOT.COM	\$129.00		\$1,708.71
	800-430-3376 GA 0803			
	DDA RF#002437 HOMEDEPOT.			
04/22/2022	Wal-Mart Super Cent	\$32.42		\$1,676.29
	LUTZ FL 0803			
	DDA RF#229241 WM SUPERCE			
04/25/2022	LOWES #02238*	\$113.70		\$1,562.59
	LUTZ FL 0803			
	DDA RF#073027 LOWES #022			
04/26/2022	PUBLIX #1219	\$8.98		\$1,553.61
	LUTZ FL 0803			
	DDA RF#006564 PUBLIX #12			
04/27/2022	AMAZON.COM*1O7MF0U6	\$13.99		\$1,539.62
	AMZN.COM/BILL WA 6522			
	DDA RF#082445 AMAZON.COM			



P.O. Box 521599 Miami, FL 33152-1599

Page 3 of 4

Statement Date: April 30, 2022

Account Number: *****4372

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
03/31	\$1,642.39	04/12	\$904.41	04/21	\$1,837.71	04/26	\$1,553.61
04/07	\$1,067.62	04/14	\$2,004.41	04/22	\$1,676.29	04/27	\$1,539.62
04/08	\$1,057.62	04/18	\$1,901.34	04/25	\$1,562.59		

Other Balances

Minimum Balance this Statement Period

\$904.41



Go green with paperless statements! Switch to free eStatements and enjoy: safety and security with reduced potential for mail fraud and identity theft; simplified record keeping; reduced clutter and environmental impact; and immediate access to your statements on the go. Enroll today—log in to your mobile banking, navigate to "additional services" under the Settings menu, and toggle on "eStatements only" to activate your paperless statements!

BankUnited, N.A.

Statement Date: April 30, 2022

Account Number: *****4372

If your account does not balance please check the following carefully:

Have you entered the amount of each check in your checkbook register?

Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?

Have you checked all additions and subtractions in your checkbook register?

Have you carried the correct balance forward when starting a new page in your checkbook register?

**IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:
PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:**

BankUnited Operations / EFT Error
7815 NW 148th ST, Miami Lakes, FL 33016

For Consumer Customers Only

Please contact us if you think your statement is wrong or if you need additional information about a transaction. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need further information.
3. Tell us the dollar amount of the suspected error.

You may be required to put your request in writing. We will investigate your complaint and will correct any error promptly.

For Electronic Funds Transfers, if we take more than 10 business days to investigate and correct the error, (20 business days if you are a new customer for electronic funds transfers occurring during the first 30 days after the first deposit is made to your account), we will recredit your consumer account for the amount you think is in error (plus interest if your account earns interest), so that you will have the use of the money during the time it takes us to complete our investigation.

For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of \$2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new (30 days from the date your account was established), has been subject to repeated overdrafts, or we believe the claim is fraudulent, we may delay the availability of recredited funds until we determine the claim is valid or until the 45th day after the claim was submitted.



**Member
FDIC**

BankUnited, N.A.



State of Florida
Department of Revenue

[DOR Home](#)[e-Services Home](#)[Print Page](#)[Contacts](#)[Logout](#)Sales Tax - [Click for Help](#) NR0014

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

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

Access Source: 61-8017823328-7**Confirmation Number: 220419431084**

DR15-EZ

Certificate Number

Collection Period

Confirm Date and Time

61-8017823328-7

01/2022 - 03/2022

04/19/2022 4:03:07 PM ET

Location Address

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

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

Contact Information

Name	Taylor Woolley
Phone	(904) 355 - 1831
Email	twoolley@vestapropertyservices.com

Debit Date: 4/20/2022
Amount for Check: \$15.81
Bank Routing Number: 267090594
Bank Account Number: 9855243309
Bank Account Type: Checking
Corporate/Personal: Corporate
Name on Bank Account: LONG LAKE RANCH
COMMUNITY
DEVELOPMENT DI

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

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

Signature: Taylor Woolley
Phone Number: 904-355-1831
E-Mail Address: twoolley@vestapropertyservices.com

Discretionary Sales Surtax Information

1. Gross Sales \$ 231.78
(Do not include tax)
2. Exempt Sales \$ 0.00
(Include these in Gross Sales, Line 1)
3. Taxable Sales/Purchases \$ 231.78
(Include Interstate/Out-of-State Purchases)

Taxable Sales and		
A. Purchases Not Subject to Discretionary Sales Surtax	\$	0.00
B. Total Discretionary Sales Surtax Due	\$	2.32
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	\$	16.22
5. Less Lawful Deductions	\$	0.00
6. Less DOR Credit Memo	\$	0.00
7. Net Tax Due	\$	16.22
8. a. Less (-) Collection Allowance; or if Late,	\$	0.41
8. b. Plus (+) Penalty and Interest	\$	0.00
9. Amount Due With Return	\$	15.81

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

Payment you have authorized 15.81

3:59 PM

04/19/22

Accrual Basis

Long Lake Ranch CDD
Profit & Loss
January through March 2022

	<u>Jan - Mar 22</u>
Ordinary Income/Expense	
Income	
131000 · Temporary Deposit General Fund	0.00
1361001 · Interest - Investments	15.41
1363095 · Rental Income	180.00
1363096 · Recreation Center Use Fee	68.00
1363097 · Gate Access Cards	25.00
1363111 · Assessments On Roll	38,853.82
1369001 · Miscellaneous Revenue	43,049.36
3451000 · Interest - Investment DS	6.00
Total Income	<u>82,197.59</u>
Gross Profit	82,197.59
Expense	<u>285,710.52</u>
Net Ordinary Income	<u>-203,512.93</u>
Net Income	<u><u>-203,512.93</u></u>



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

LONG LAKE RANCH COMM DEV DIS
000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL
LITE LONG LAKE RCH V4 SL

Bill date Apr 19, 2022

For service Mar 17 - Apr 18
33 days

Account number **9100 8435 5645**

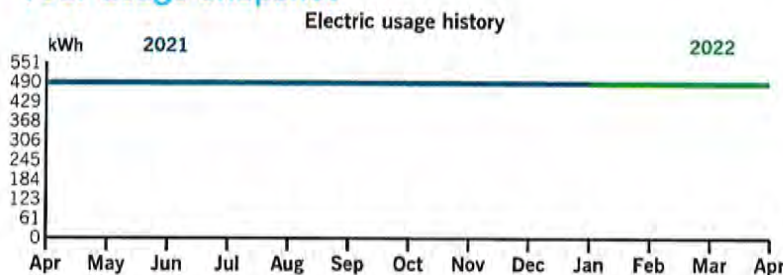
Billing summary

Previous Amount Due	\$235.69
Payment Received	0.00
Current Lighting Charges	335.55
Taxes	1.28
Total Amount Due May 10	\$572.52

Go solar with no rooftop panels to install or long-term contracts, and save over time. Whether you rent or own your home, support clean energy by enrolling at duke-energy.com/CECSolar.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot



Average temperature in degrees

73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 71° 73°

	Current Month	Apr 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	490	490	5,880	490
Avg. Daily (kWh)	15	16	16	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 0.0% late payment charge.

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



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

Account number
9100 8435 5645

\$572.52
by May 10

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

\$ _____ \$ _____
Add here, to help others with a
contribution to Share the Light **Amount enclosed**

LONG LAKE RANCH COMM DEV DIS
C/O DPG MC
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5005

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

88910084355645000660000023569000003368300000572528



duke-energy.com
877.372.8477

Page 2 of 3

Account number **9100 8435 5645**

200770560106

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 800.222.3448 or 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: May 16

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. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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.



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Mar 17 - Apr 18		
Description	Quantity	Usage
SV FLAGLER ACR 9500L	10	490 kWh
Total	10	490 kWh

Billing details - Lighting

Billing Period - Mar 17 to Apr 18	
Customer Charge	\$1.63
Energy Charge	
490.000 kWh @ 3.440c	16.86
Fuel Charge	
490.000 kWh @ 4.437c	21.74
Asset Securitization Charge	
490.000 kWh @ 0.065c	0.32
Fixture Charge	
SV FLAGLER ACR 9500L	155.30
Maintenance Charge	
SV FLAGLER ACR 9500L	18.40
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
10 Pole(s) @ \$12.130	121.30
Total Current Charges	\$335.55

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.24
Gross Receipts Tax	1.04
Total Taxes	\$1.28

EXHIBIT 13

Who: Tish Dobson – District Manager

What: Sidewalk Repair/Replacement Proposal
Options

When: 06-02-22

Budget Impact: TBD

Decision: Board to approve either Site Masters proposals or Syte Land Management proposal for the repair and replacement of sidewalks as described in the proposals.

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Long Lake Ranch CDD

Amenity Center Path Modifications

5/26/2022

Remove portions of existing concrete paths in Amenity Center common areas and construct new concrete paths to playground and to one open slab area.

**Remove (+/-) 320' of existing paths and steps
Fill abandoned pathways with soil and cover with Bahia sod
Construct (+/-) 65' of 5' wide x 4" thick concrete paths
to playground and open slab south of covered pavillion**

TOTAL \$8,950

Breakdown:

Demo/fill/sod - path with steps	\$3,200
Demo/fill/sod - path along playground	\$2,500
 New path to playground	 \$1,450
New path to concrete slab	\$1,800

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Long Lake Ranch CDD

Slab for Maintenance Shed

5/5/2022

Construct concrete slab, walkway, and driveway for maintenance shed to be placed in common area southeast of community pool facility at 2042 Lake Waters Place

- Remove existing grass and shrubs
- Perform grading and footer excavation for proposed construction
- Construct slab in accordance with (Shed Mfr.) specifications
(including steel reinforcement and Fibermesh concrete)
- Construct 6' wide drive path from shed to existing path to east
- Construct 5' wide walk path to shed side doorway
- Finish grade slopes from new concrete to existing ground

TOTAL \$9,280

EXCLUSIONS

Building permits / inspection fees
Construction materials testing (soil densities, concrete testing)
Landscape, sod and irrigation replacement/restoration



TO: Long Lake Ranch CDD

DATE: 5-24-22

PHONE: 352-212-1528 **EMAIL:** aaronmillian@outlook.com

ADDRESS: 18981 Long Lake Ranch Blvd, Lutz, FL 33558

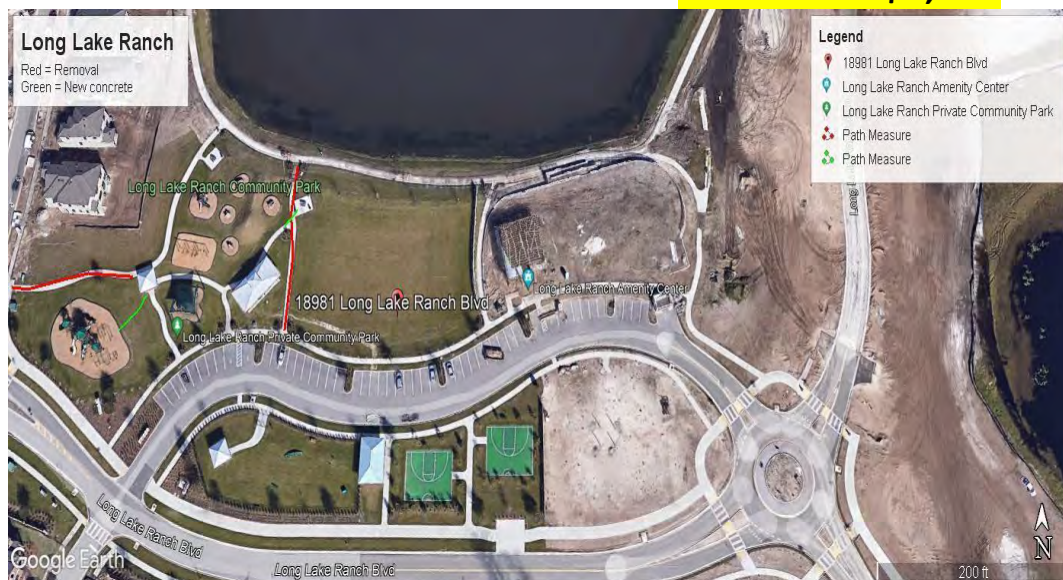
JOB NAME: Long Lake Ranch Community Park Concrete removal

ADDRESS: 18981 Long Lake Ranch Blvd, Lutz, FL 33558

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR THE FOLLOWING:

- **Area 1 Removal:** SYTE Land Management will provide all labor and materials to remove concrete sidewalks. Scope consist of all removal, disposal, clean fill dirt to bringing areas back to grade, and bahia sod for disturbed as well as removed areas.

SUBTOTAL: \$7,200



MULBERRY OFFICE:
174 NW NINTH AVE
MULBERRY, FL 33860
PHONE: 863-943-6155



- **New sidewalk additions and connections:** SYTE Land Management will provide all labor and materials to form and pour new sidewalk at areas indicated on the map in green to match existing finish.

SUBTOTAL: \$3,920



TOTAL: \$11,120

MULBERRY OFFICE:
174 NW NINTH AVE
MULBERRY, FL 33860
PHONE: 863-943-6155



TERMS AND CONDITIONS OF PAYMENT NET 15 DAYS

Prices quoted are valid for 20 days from the date of this proposal.

Thank you for the opportunity to work with you on this project.

Sincerely,

James "PJ" Piney
SYTE LAND MANAGEMENT
863-797-9970

The undersigned parties warrant that they are authorized representatives of their respective companies or residence and have the requisite authority to bind their employer and/or principle.

Client Signature: _____ **Date:** _____

Print Name / Title: _____

SYTE Land Management.

Signature: _____ **Date:** _____

Print Name / Title: _____

MULBERRY OFFICE:
174 NW NINTH AVE
MULBERRY, FL 33860
PHONE: 863-943-6155



General Terms and Conditions

Estimate Approval: The authorizing party automatically enters a contract with SYTE when they confirm their estimate, pay a deposit, and/or verbally agree to the description and cost via our scheduling application. The authorizing party cannot request additional work from the crew directly unless it is approved by the project manager, and the additional costs are expressly approved by the authorizing party.

Scheduling: Job scheduling is dependent on weather conditions, workload, and geographic relationship to other scheduled work and other unforeseen issues. SYTE will do our best to meet all scheduled work dates, but shall not be liable for damages due to delays. If the client requires that they be on site the day of the job, this must be expressed when confirming the estimate. If times are given, they are approximate, and SYTE will not be held responsible for being late or early.

Cancellation of Work: The customer shall provide at least 24 hours advance notice of any full or partial work cancellation. If a crew has been dispatched to the job site, the customer will be assessed a mobilization fee of \$250.00 for incurred expenses. If the job site is made inaccessible to the crews of SYTE because of parked vehicles or other obstructions a \$300 fee will be assessed.

Withdrawal of Proposal by SYTE: Proposals for work expire within 90 days of estimate unless otherwise noted. SYTE reserves the right to withdraw a proposal for any reason. In cases where SYTE withdraws a proposal (before work has begun), all deposits and payments will be refunded.

Completion of Contract: SYTE agrees to do its best to meet performance dates, but shall not be liable in damages or otherwise for delays because of inclement weather, labor, or any other cause beyond its control.

Insurance by Contractor: SYTE warrants that it is insured for liability resulting from injury/damage to person(s) or property and that all employees are fully covered by Workers' Compensation as required by law. Current Certificates of Insurance are available upon request.

Safety & Tree Care Standards: All SYTE arboricultural operations will follow the latest version of the ANSI Z133.1 industry safety standards. All work is performed in accordance with the Best Management Practices (BMPs) set forth by the International Society of Arboriculture (ISA) as well as current American National Standards Institute (ANSI) Standards for Tree Care Operations. The authorizing party agrees to not enter the work area during arboricultural operations unless authorized by the crew leader on site.

MULBERRY OFFICE:
174 NW NINTH AVE
MULBERRY, FL 33860
PHONE: 863-943-6155



Concealed Contingencies: SYTE is not responsible for damages to underground sprinklers, drain lines, invisible fences or underground cables unless the system(s) are adequately and accurately mapped by the authorizing party. Any additional work or equipment required to complete the work, caused by the authorizing party's failure to make known or caused by previously unknown foreign material in the trunk, the branches, underground, or any other condition not apparent in estimating the work specified, shall be paid for by the customer on a time and materials basis.

Driveways/Sidewalks/Lawns: SYTE will reasonably attempt to minimize damage to driveways, sidewalks, lawns, patios or other property. In the event that our equipment causes settling, cracking, or other damage to driveways and/or sidewalks, and/or disturbances to the customer's lawn, or property, SYTE is not liable for any repairs or incurred costs.

Tree Risk: When prominent risk conditions in trees are detected by SYTE, we will make every effort to proceed with the work promptly. However, SYTE does not assume any liability for any accident, damage or injury that may occur on the ground or on any other object or structure prior to the work beginning, nor are we liable for any unforeseen hazards encountered.

Site Preparation: Customer agrees to remove or clearly mark any hazardous debris within the site. Items such as plastic tarps, tires, rebar, large metal objects, ETC can be detrimental to clearing equipment. SYTE reserves the right to charge daily rate pricing in the event that such debris are not removed or clearly marked causing equipment to break down and need repairs. If such event occurs, SYTE agrees to communicate with the client and work diligently to repair equipment in a timely manner.

Ownership: The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained by the owner. Customer is solely responsible for obtaining any required permitting to complete the work. SYTE is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission and permitting.

Billing, Deposits, Terms of Payment: The final invoice for the balance due will be issued via email and/or text message at the completion of work. For extended period projects last several weeks, or other proposals requiring upfront purchase of materials, progress payments will be required prior to commencement of the job. Payment responsibility automatically falls to the authorizing party; it is not the responsibility of SYTE to wait for or seek payment from a third party (neighbor, insurance company, client, etc). All invoices are payable upon completion issuance of invoice. Accounts not paid in full within 15 days will result in a finance charge of 5% per month. Any fees incurred due to insufficient funds or returned checks will be the responsibility of the authorizing party and are subject to the terms of the original invoice. Please note that additional services will be delayed or cancelled due to outstanding balances.

Permitting: Hiring contractor will be responsible for obtaining any required permits prior to the start of any work.

MULBERRY OFFICE:
174 NW NINTH AVE
MULBERRY, FL 33860
PHONE: 863-943-6155

EXHIBIT 14

Who: Tish Dobson – District Manager

What: Resolution 2022-10 – Declaring Surplus
Property

When: 06-02-22

Budget Impact: N/A

Decision: Board to adopt and approve resolution
2022-10 declaring surplus property for the district.

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY; 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 established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes* (“**Governmental Unit**”); and

WHEREAS, the District has purchased and owns certain tangible personal property as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference (“**Surplus Property**”); and

WHEREAS, the District desires to classify the Surplus Property as surplus tangible personal property, and to determine that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) has considered the best interests of the District, the value and condition of the Surplus Property, and the probability of the Surplus Property being desired by prospective donor recipients or purchasers; and

WHEREAS, the District desires to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01 and 274.01, *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another Governmental Unit or to a private nonprofit agency as defined in section 273.01 and 274.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Surplus Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Surplus Property in this fashion is the most efficient and cost-effective means of disposing of the Surplus Property; and

WHEREAS, based on evaluation by staff of the condition of each piece of Surplus Property and the costs associated with disassembly, removal, and haul-off, the District has

estimated the value of each class of the Surplus Property to be less than Five Thousand Dollars (\$5,000); and

WHEREAS, the District believes that it is in its best interests to dispose of the Surplus Property in this fashion.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Surplus Property as surplus tangible personal property, and hereby determines that the Surplus Property is obsolete, and/or continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes staff to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another Governmental Unit or to a private nonprofit agency as defined in section 273.01 and 274.01, *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another Governmental Unit or to a private nonprofit agency as defined in section 273.01 and 274.01 *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 2nd day of June, 2022

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Description of Surplus Property

Long Lake Ranch
Pool Deck Surplus Property

Item Name	Quantity
Lounge chair frames	27
Standard chair frames	51
Bar stool frames	4
Regular tables	7
Bar top table	1

EXHIBIT 15

Who: Tish Dobson – District Manager

What: Pressure Cleaning Proposal Options

When: 06-02-22

Budget Impact: N/A

Decision: Board to choose between four (4) proposals for pressure washing areas within the community as described in the proposals from ASAP Pressure Cleaning, Nautical Pressure Washing, and Riptide Pressure Washing.

Accept

Decline

Estimate

Date: Feb 10, 2022

No. 3656

ASAP Pressure Cleaning LLC

5230 Land O Lakes Blvd #1279

Land O Lakes, FL 34639

(813) 501-2010 Office

Presented To:

Long Lake Ranch c/o of DPGF Management &

Consulting

250 International Parkway

Suite 280

Lake Mary, FL 32746

Description of Service	Location	Qty	Each	Amount
Nightshade Dr - Sidewalks: Location - Nightshade Dr. between corner of Sunlake Blvd & End at 1st storm drain just past Serenoa Dr. Includes cleaning to common area sidewalks along Nightshade Dr.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	4086	0.12	490.32
Nightshade Dr - Curbs/Street Gutters: Location - Nightshade Dr. between corner of Sunlake Blvd & End at 1st storm drain just past Serenoa Dr. Includes cleaning to common area curbs/street gutters and storm drains along Nightshade Dr.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	877	0.30	263.10
Serenoa Dr - Sidewalks: Location - Serenoa Dr between Nightshade Dr and traffic circle. End at pedestrian crosswalks just before traffic circle. Includes cleaning to common area sidewalks along Serenoa Dr. Also includes pedestrian crosswalks.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	7699	0.12	923.88
Serenoa Dr - Curbs/Street Gutters: Location - Serenoa Dr between Nightshade Dr and traffic circle. End at pedestrian crosswalks just before traffic circle. Includes cleaning to common area curbs/street gutters and storm drains along Serenoa Dr. Also includes median curbing.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	2010	0.30	603.00
Bittern Blvd - Sidewalks: Location - Bittern Blvd between Serenoa Dr & Lake Waters Pl. End at property	19037 Long Lake Ranch Boulevard; Lutz,	1294	0.12	155.28

lines of 2128 & 2082 Lake Waters Pl. Includes cleaning to common area sidewalks along Bittern Blvd.	FL 33558			
Bittern Blvd - Curbs/Street Gutters: Location - Bittern Blvd between Serenoa Dr & Lake Waters Pl. End at property lines of 2128 & 2082 Lake Waters Pl. Includes cleaning to common area curbs/street gutters and storm drains along Bittern Blvd. Also includes median curbing.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	581	0.30	174.30
Traffic Circle - Sidewalks: Location - Traffic Circle connecting Serenoa Dr, Nature View Dr. & LLRB. Includes cleaning to common area sidewalks around traffic circle. 1. Start at pedestrian crosswalks on both sides of Serenoa Dr. & End at property lines of 19872 LLRB & 1999 Nature View Dr. 2. Start at 1998 Nature View Dr. & End at property lines of 19841 LLRB.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	10575	0.12	1,269.00
Traffic Circle - curbs/street gutters: Location - Traffic Circle connecting Serenoa Dr, Nature View Dr. & LLRB. Includes cleaning to outer common area curbs/street gutters and storm drains around traffic circle. Includes cleaning to inner common area curbs/street gutters around traffic circle.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	2107	0.30	632.10
Beautyberry Ct - Curb: Location : Beautyberry Ct Entrance Includes cleaning to median curbing located at Beautyberry Ct entrance off Nature View Dr.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	242	0.30	72.60
Lake - Sidewalks/Walkways: Location - Community Lake Includes sidewalks/walkways around main community lake located behind Club House 1. Also includes 3x entry walkways to lake. Lake Entry #1 - Located off of Nature View Rd. & Beautyberry Ct. Lake Entry #2 - Located of LLRB & Paspalum St. Lake Entry #3 - Located off LLRB & Morheen Wy. Also includes walkway on right side of Club House 1 and ramp from Club House 1 pool deck to lake sidewalk.	Club House 1 (Amenity Center), 19037 Long Lake Ranch Boulevard; Lutz, FL 33558	52740	0.12	6,328.80
Lake - Wood Bridge: Location - Community Lake Includes cleaning to wood bridge surface and banisters. <i>*This wood bridge is located near traffic circle (Serenoa Dr, Nature View Dr. & LLRB)</i>	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	3470	0.20	694.00
Dock - Clubhouse: Location - Community lake behind clubhouse 1.	Club House 1 (Amenity Center), 19037 Long	1870	0.20	374.00

Includes cleaning to dock surface and banisters.	Lake Ranch Boulevard; Lutz, FL 33558			
Walkways/Sidewalks - Clubhouse: Location - Clubhouse Amenity Center Includes cleaning to walkways/sidewalks around clubhouse 1 parking lot, front of pool area, front of clubhouse entry surfaces and community park walkways. Also includes walkways/sidewalks around tennis court and basketball court side of clubhouse parking lot.	Club House 1 (Amenity Center), 19037 Long Lake Ranch Boulevard; Lutz, FL 33558	14845	0.12	1,781.40
Curbs/Street Gutters - Clubhouse: Location - Clubhouse Amenity Center Includes cleaning to curbs/street gutters and storm drains around the parking lot of clubhouse 1.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	1681	0.30	504.30
LLRB - Sidewalks: Location - Long Lake Ranch Blvd. Includes cleaning to common area sidewalks along Long Lake Ranch Blvd between Daggerwing Blvd & Sunlake Blvd. Also includes pedestrian cross walks on LLRB. Also includes cleaning to sidewalk in front of retention pond between property line 19612 & 19636 LLRB.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	28401	0.12	3,408.12
LLRB - Curbs/Street Gutters: Location - Long Lake Ranch Blvd. Includes cleaning to common area curbs/street gutters and storm drains along Long Lake Ranch Blvd between Daggerwing Blvd & Sunlake Blvd. Also includes median curbing. Also includes cleaning to curbs/street gutters and storm drains between property line 19612 & 19636 LLRB.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	5999	0.30	1,799.70
Daggerwing Blvd - Sidewalks: Location - Daggerwing Blvd. Includes cleaning to common area sidewalks along Daggerwing Blvd. Also includes pedestrian cross walks.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	8886	0.12	1,066.32
Daggerwing Blvd - Curbs/Street Gutters: Location - Daggerwing Blvd. Includes cleaning to common area curbs/street gutters and storm drains along Daggerwing Blvd. Also includes median curbing.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	1390	0.30	417.00
Zamia Lp - Sidewalks: Location - Zamia Loop Includes cleaning to sidewalk between property line 2196 Zamia Lp & 19578 LLRB. Includes cleaning to sidewalk between property line 2050 Zamia Lp & 19496 LLRB.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	1569	0.13	203.97
Zamia Lp - Curbs/Street Gutters: Location - Zamia Loop Includes cleaning to curbs/street gutters and storm drains between property line 2196 Zamia Lp & 19578 LLRB. Includes cleaning to curbs/street gutters and storm drains between property line 2050 Zamia Lp & 19496	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	333	0.30	99.90

LLRB.				
Additional Details: Surface Cleaning Estimate - Annual				
Part 1 of 2				

Total 21,261.09

Thank you for allowing us the opportunity to present our service to you!

Accept

Decline

Estimate

Date: Feb 10, 2022

No. 3657

ASAP Pressure Cleaning LLC

5230 Land O Lakes Blvd #1279

Land O Lakes, FL 34639

(813) 501-2010 Office

Presented To:

Long Lake Ranch c/o of DPGF Management &
Consulting

250 International Parkway

Suite 280

Lake Mary, FL 32746

Description of Service	Location	Qty	Each	Amount
Moorhen Way - Sidewalks: Location - Moorhen Way Includes cleaning to sidewalks between property lines 1900 & 1846 Moorhen Way. Also includes sidewalks between property lines 1830 Moorhen Way & 19267 Breynia Dr.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	5651	0.12	678.12
Moorhen Way - Curbs/Street Gutters: Location - Moorhen Way Includes cleaning to curbs/street gutters and storm drains between property lines 1900 & 1846 Moorhen Way. Also includes curbs/street gutters and storm drains between property lines 1830 Moorhen Way & 19267 Breynia Dr.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	1090	0.30	327.00
Oak Hammock Ct - Curbs/Street Gutters: Location - Oak Hammock Ct Includes cleaning to curbs/street gutters at "round about" culdesac, end of Oak Hammock Ct.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	222	0.30	66.60
Fox Grape Loop - Sidewalks: Location - Fox Grape Loop Includes cleaning to sidewalk between property lines 1998 & 2024 Fox Grape Lp. Also includes sidewalk between property lines 1897 Fox Grape Lp & 18948 Pampass Grass Ln.	19037 Long Lake Ranch Boulevard; Lutz, FL 33558	2694	0.12	323.28
Fox Grape Loop - Curbs/Street Gutters: Location - Fox Grape Loop	19037 Long Lake Ranch Boulevard; Lutz,	560	0.30	168.00

Includes cleaning to curbs/street gutters and storm drains between property lines 1998 & 2024 Fox Grape Lp. Also includes curbs/street gutters and storm drains between property lines 1897 Fox Grape Lp & 18948 Pampass Grass Ln.	FL 33558			
Roseate Dr. - Sidewalks: Location - Roseate Dr North-East Entrance, off Sunlake Blvd. Includes cleaning to sidewalks from both property lines 19200 & 19209 Roseate Dr to pedestrian crosswalk at entrance, just off Sunlake Blvd.	Primrose, Roseate Drive; Lutz, FL 33558	3450	0.12	414.00
Roseate Dr. - Curbs/Street Gutters: Location - Roseate Dr North-East Entrance, off Sunlake Blvd. Includes cleaning to curbs/street gutters and storm drains from both property lines 19200 & 19209 Roseate Dr to pedestrian crosswalk at entrance, just off Sunlake Blvd. Also includes median curbs.	Primrose, Roseate Drive; Lutz, FL 33558	794	0.30	238.20
Roseate Dr. - Sidewalks: Location - Roseate Dr South-West Entrance, off Sunlake Blvd. Includes cleaning to sidewalks from both property lines 1362 & 19065 Roseate Dr to pedestrian crosswalk at entrance, just off Sunlake Blvd.	Primrose, Roseate Drive; Lutz, FL 33558	2434	0.12	292.08
Roseate Dr. - Curbs/Street Gutters: Location - Roseate Dr South-West Entrance, off Sunlake Blvd. Includes cleaning to curbs/street gutters and storm drains from both property lines 1362 & 19065 Roseate Dr to pedestrian crosswalk at entrance, just off Sunlake Blvd. Also includes median curbs.	Primrose, Roseate Drive; Lutz, FL 33558	741	0.30	222.30
Primrose Estates - Curbs/Street Gutters: Location 1: property line 18882 Roseate Dr to Gate to Mail Kiosk parking Location 2: property line 18863 Roseate Dr to Gate Location 3: Medians (3) at Primrose Estates gate Includes cleaning to curbs/street gutters and storm drains. Also includes median curbs.	Primrose Estates, Roseate Drive; Lutz, FL 33558	933	0.30	279.90
Primrose - Sidewalks: Location: Roseate Dr starting outside gate property line of 18863 Roseate Dr. Includes all <u>common area</u> sidewalks from gate to end of the community.	Primrose Estates, Roseate Drive; Lutz, FL 33558	23717	0.12	2,846.04
Primrose - Curbs/Street Gutters: Location: Roseate Dr starting outside gate property line of 18863 Roseate Dr. Includes all <u>common area</u> curbs/street gutters and storm drains. Also includes median curbs and around traffic circle located at the end of the community.	Primrose Estates, Roseate Drive; Lutz, FL 33558	4311	0.30	1,293.30
Additional Details: Surface Cleaning Estimate -				

Annual Part 2 of 2				
Total				7,148.82

Thank you for allowing us the opportunity to present our service to you!

INVOICE

Nautical Pressure Washing

DATE:05/25/2022

4620 Victoria Rd.

Land O Lakes, FL 34639

Bill To:

Long Lake Ranch CDD

C/O DPFG Management & Consulting

250 International Parkway

Suite 208

Lake Mary, FL 32746

Description	Price
Concrete surfaces pressure washed and chemical treated. Sidewalks /curbing/vinyl fencing Composite dock Total square footage 53,764 Cost per square foot \$.026 cents	
TOTAL	\$47,584

We are licensed and Insured in the State of Florida

We accept all major credit cards, PayPal, checks, and cash

We greatly appreciate you choosing our Family business

Nautical Pressure Washing



The enclosed proposal is presented by
Riptide Pressure Washing, LLC

Website: www.riptidepressurewashing.com

Email: office@riptidepressurewashing.com

Phone: 727-216-9672

WHAT YOU GET WITH RIPTIDE:		
RIPTIDE SUPPLIES ALL OF THE WATER.	✓	Page 2
RIPTIDE HAS INDUSTRIAL EQUIPMENT FOR EFFICIENCY AND EFFECTIVENESS.	✓	Page 2
RIPTIDE USES HOT WATER FOR BEST RESULTS WHEN CLEANING CONCRETE.	✓	Page 2
RIPTIDE APPLIES AN ALGICIDE TO CONCRETE TO IMPROVE THE LONGEVITY OF THE CLEANING.	✓	Page 2
RIPTIDE CARRIES WORKERS COMPENSATION INSURANCE.	✓	Page 3
RIPTIDE CARRIES COMMERCIAL AUTO AND GENERAL LIABILITY WITH \$2M IN PROTECTION.	✓	Page 3
RIPTIDE IS A PRE-APPROVED VENDOR.	✓	Page 3

This proposal contains proprietary information intended solely for the individual or entity to whom it is addressed and may not be shared or posted publicly without permission.

OUR EQUIPMENT:

Riptide's industrial equipment consists of three, turbo diesel 84HP, 20 gallon-per-minute pressure washing machines, connected to instant hot-water heaters. These machines are mounted on a 25' x 10' trailer with a 2,000-gallon water tank and a county issued hydrant filtration system for extracting water from hydrant meters with authorization from the county. Additionally, a custom, compressed-air atomizing pump is mounted to our rig to apply the appropriate amount of cleaning agent to clean a structure, roof, or building of any size.

OUR CLEANING METHOD FOR ROOFS, BUILDINGS AND OTHER STRUCTURES:

Riptide performs roof cleaning, exterior building cleaning, fence cleaning and boundary wall cleaning using our state-of-the-art cleaning agent application system. A proprietary blend of cleaning agents, with the active ingredient SLO-MO, are mixed in our chemical tank and applied to the structure by our team of professionals. Once applied, the cleaning agents break down the living organisms that create the unsightly discoloration on exterior structures. The end result is restored aesthetic value; and the elimination of contaminants such as mold, mildew and algae. Our cleaning agents are approved by the Vinyl Siding Institute and the Roof Cleaning Institute of America. Photo, right: Roof cleaning being performed on a 3-story apt. building in Tampa.



PRO TIP: Never allow a vendor to use a pressure washer or a concrete cleaner on a roof.

OUR CLEANING METHOD FOR CONCRETE:

We use a 2-step process to clean concrete surfaces such as sidewalks, walkways, curbing, etc. Step one is performed using a flat surface cleaner. The flat surface cleaner affords a powerful, uniform cleaning without risk of damage to concrete material. This cleaning tool, when combined with the use of hot water to create steam, provides the most effective cleaning method for flat surfaces. After the concrete is cleaned, we apply an algicide which oxidizes the algae, mold and mildew from the porous concrete and inhibits its return. The end result is bright, clean concrete material. Photo, right: High-performance, industrial flat surface cleaner



Please note that Riptide also offers a concrete treatment to remove rust and iron stains that are the result of well water irrigation systems. This is a separate service using a different cleaning method (a chemical application) and must be specifically requested.

HOW WE DETERMINE OUR PRICING:

All cost proposals are calculated using linear or square footage of the area to be cleaned. This allows us to determine the amount of algicide we will need for the scope of work. A detailed itemized cost proposal is included on the last page of this proposal. **This proposal is being submitted as one complete document, do not separate the itemized cost proposal when presenting to decision-makers.**

HOW WE PROTECT YOUR ASSETS:

Riptide carries Worker's Compensation, General Liability and Commercial Auto insurance with levels of coverage well beyond the minimums. A certificate of insurance is included on the last page of this proposal. **Your property will be named as an additional insured upon acceptance of our cost proposal.** Riptide Pressure Washing, LLC is an approved vendor with credentialing companies such as Compliance Depot, Enterprise Risk Control, Grid Vendor, VIVE and Registry Monitoring Services.

HOW YOU WILL BENEFIT FROM CHOOSING RIPTIDE PRESSURE WASHING, LLC:

Riptide is the best-equipped exterior cleaning specialist in the entire state of Florida. The efficiency of our industrial equipment reduces the time needed to complete a project, thereby reducing disruption to residents and commerce. Simply put, other vendors would need a full week to perform the same amount of services that Riptide performs in one day. Working efficiently means that we can offer very competitive pricing. When compared “apples to apples” with other vendors, we are almost always the least expensive vendor, offering you the best service. Be sure to compare wisely.

PRO TIP: When comparing vendors, use the checklist on our cover page to be certain you are asking all of the right questions.



Long Lake Ranch CDD

RIPTIDE PRESSURE WASHING, LLC

RIPTIDEPRESSUREWASHING.COM

Client:

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

Riptide Pressure Washing, LLC

4751 Deer Lodge Road
Trinity, FL 34655
Owner: Robert Byrnes

Submitted to:

Brent Henman

Item	Description	Cost	Total
Fence	Cleaning of the PVC fence around the lake highlighted in purple.	0.50	3,029.50
Sidewalks	Steam cleaning of the sidewalks highlighted in green (See map on page 5 & 6 of this proposal package).	0.60	5,996.40
Sidewalks	Steam cleaning of the sidewalks highlighted in yellow.	1.00	4,380.00
Sidewalks	Steam cleaning of the sidewalks highlighted in red.	0.80	5,050.40
Sidewalk	Steam cleaning of the sidewalk highlighted in blue.	0.80	1,361.60
Island Curb	Steam cleaning of all island curbing highlighted in white.	0.20	935.20
Curbing	Steam cleaning of the curbing and storm drains adjacent to the sidewalks.	0.30	4,822.50
Pavers	Steam cleaning of the paver traffic circles, including application of algicide.	0.15	612.00
PLEASE NOTE THE FOLLOWING:			
1). Riptide supplies the water, see page 2.			
2). All concrete is treated with algicide to remove and deter mold, mildew and algae.			
3). Please view our demonstration video at www.riptidepressurewashing.com			
4). Riptide carries workers compensation, general liability, 5-million dollar umbrella policy and commercial auto insurance for your protection.			

Proposed Total**\$26,187.60**

**Signature and date of approval.*



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/04/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER One Source Advisory 203 Crystal Grove Blvd Lutz FL 33549	CONTACT NAME: Jeff Hanneken PHONE (A/C, No, Ext): (813) 949-8636 E-MAIL ADDRESS: jeff@onesourceadvisory.com FAX (A/C, No): (813) 909-8743
INSURED Riptide Pressure Washing LLC 4751 Deer Lodge Rd New Port Richey FL 34655-7306	INSURER(S) AFFORDING COVERAGE INSURER A: Southern-Owners Insurance Company INSURER B: AmGUARD Insurance Company INSURER C: Accredited Surety and Casualty Co Inc INSURER D: INSURER E: INSURER F:
	NAIC # 10190 26379

COVERAGES**CERTIFICATE NUMBER:** 22-23 Certificate**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			20388929	05/21/2021	05/21/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Hired & Non Owned \$ 1,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			RIAU283730	05/21/2021	05/21/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED RETENTION \$			4919265801	05/21/2021	05/21/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/>	N / A	1AUIFL160129793100	02/06/2022	02/06/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Inland Marine			20388929	05/21/2021	05/21/2022	Rented Equipment Limit: \$100,000 Deductible: \$500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Your community can be added as an additional insured under the general liability policy.

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
	<input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ► _____	Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
6 City, state, and ZIP code		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
				-				-			
or											
Employer identification number											
					-						

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ►	Date ► 2/9/2022
------------------	----------------------------	-----------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

EXHIBIT 16

Who: Tish Dobson – District Manager

What: Vesta Amenity Management Proposal & Contract

When: 06-02-22

Budget Impact: TBD

Decision: Board to approve the Vesta amenity management proposal and contract for the 2023 fiscal year.



Dear Supervisors,

5/26/2022

Vesta is approaching the new budgeting season with a different method of financial compensation than previously contracted. The cost-plus approach will provide reasonable hours needed to maintain the facilities based on the current scope of work, with an increase in hours of over the summer months to accommodate longer day time hours and increased amenity usage. This will allow Vesta to only invoice for hours worked onsite, with an annual maximum not be exceeded without prior District approval.

Vesta is proposing a flat contractual price for pool cleaning, including chemicals, of both pools in the community. This will be performed in the morning hours of Monday, Wednesday, and Fridays in order to prepare the amenities for resort style presentation for owners. Currently a staff of 4 certified pool operators (CPO) are employed with the West Central Maintenance Division and are available for back up instances should the assigned pool tech go on vacation and/or call out for any reason. This will provide continuity for contractual purposes. The annual contract includes chemicals.

Vesta is also presenting a flat contractual price to empty the 10 dog waste stations, including the supplies on Mondays and Fridays in the morning hours while Vesta Maintenance is servicing the pools onsite. Any overflow during the week can be handled by the onsite cost- plus maintenance tech. The annual contract includes the purchase of the dog waste bags.

Please see accompanying attachment that provides all service pricing in the Vesta agreement.

Sincerely,

Neil Wayne, CMCA

Regional General Manager



Services	Hours or Frequency (Recommendation)	Current Hours in Effect	FY 2022 12/1/21 – 11/30/22	FY 2023 10/1/2022 – 09/30/2023	FY 2024 10/1/2023 – 09/30/2024	FY 2025 10/1/2024 – 09/30/2025
Facility Manager (District Coordinator/Maintenance)	8 hours/day (40 hours/week) (2080 total hours)	8 hours/day (40 hours/week) (2,080 total hours)	\$71,532	\$73,678.00	\$76,256.73	\$78,925.72
Facility Attendant	8 hours/day, weekends only (832 total hours)	16 hours / week (832 total hours)	\$16,203	\$9,984.00	\$10,816.00	\$12,064.00
Facility Maintenance	4 hours/day (M-F) (1,040 total hours)	1,248 Hours Total	\$6,339	\$19,760.00	\$20,800.00	\$22,360.00
Pool Maintenance/Cleaning	2 hours/day (7 days a week) (728 total hours) 1hour/pool		\$20,516	\$27,780.00	\$28,891.00	\$30,050.00
Pet Waste Removal	2x Weekly (Monday/Friday)		\$5,125	\$5,460.00	\$5,678.00	\$5,900.00
Summer FA/Pool Monitor (June 6 – September 6) 13 Weeks	4 hours/day (7 days a week for 13 weeks) (364 total hours)	332 hours (Billed at \$19.55/hour in 2022)	\$6,500.00	\$3,984.00	\$4,316.00	\$4,814.00
Total			\$126,215	\$140,646	\$146,758	\$154,114

**AGREEMENT BETWEEN LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT AND VESTA PROPERTY SERVICES, INC.
FOR AMENITY FACILITY MANAGEMENT AND MAINTENANCE SERVICES**

THIS AGREEMENT (“**Agreement**”) is made and entered into as of the 1st day of OCTOBER, 2022, 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, whose mailing address is 250 International Parkway, Suite 280, Lake Mary, Florida 32746 (the “**District**”), and

VESTA PROPERTY SERVICES, INC., a Florida corporation, with offices located at 1020 E. Brandon Blvd. Ste. 207, Brandon, Fl. 33511 (“**Contractor**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including but not limited to a clubhouse, swimming pool facilities, other recreation facilities, and common area (collectively, “**Facilities**”); and

WHEREAS, the District intends to provide for the operation and maintenance of the Facilities; and

WHEREAS, Contractor has a background in the management and maintenance of recreation facilities and other common areas and is capable and willing to provide such management and maintenance services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into this Agreement with Contractor to manage and/or maintain the Facilities and common areas and to provide other services as described in this Agreement and included in the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, “**Services**”).

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

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

2. ENGAGEMENT OF SERVICES. The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement. The Contractor shall not commence providing the services to be performed pursuant to this Agreement

and **Exhibit A** until October 1, 2022; provided however, prior to such date, at Consultant's own expense, Consultant may attend District Board of Supervisors' ("**Board**") meetings, consult with District staff and/or supervisors, and take such other actions as it deems necessary in order to effectively provided the Services starting October 1, 2022.

3. SCOPE OF SERVICES. Contractor shall provide the Services in accordance with the terms of this Agreement and as all further described in the attached **Exhibit A**:

A. Management. Contractor shall provide a full-time, onsite District Coordinator/Maintenance ("District Coordinator") who shall be responsible for general management, operation, and maintenance of the Facilities.

B. Staffing. Contractor shall provide a part-time, hourly Clubhouse Attendant.

C. Changes in Services. Should the District modify its staffing requirements related to the Services provided by Contractor under this Agreement, Contractor shall provide a revised proposal that reflects such modifications, whether they would result in a net increase or net decrease in the staffing requirements and/or in its corresponding compensation for the Services under this Agreement. If such revised proposal is accepted by the District, this Agreement, including any adjustments in the compensation, shall be amended accordingly as further provided hereunder.

4. COMPENSATION. Contractor shall be compensated for providing the Services described in Section 3 of this Agreement in accordance with the following terms:

A. Managerial Services. Contractor shall provide the Management Services described in Section 3.A. at the following rates:

- i.** For Year 1 (hereinafter defined): Seventy-Three Thousand Six Hundred Seventy-Eight Dollars (\$73,678.00).
- ii.** For Year 2 (hereinafter defined): Seventy-Six Thousand Two Hundred Fifty-Six Dollars and Seventy-Three Cents (\$76,256.73).
- iii.** For Year 3 (hereinafter defined): Seventy-Eight Thousand Nine Hundred Twenty-Five Dollars and Seventy-Two Cents (\$78,925.72).

B. Staffing Services. Contractor shall provide Staffing Services on a cost-plus basis with the rates described in **Exhibit B**. The District will only be invoiced for actual hours worked.

C. Compensation Amendments. Contractor acknowledges the prices of this Agreement are firm and that Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board. Notwithstanding the prior sentence, should a mandatory minimum wage increase be implemented by the State of Florida ("State") during Year 2 or subsequent Renewal Terms of this Agreement, Contractor may submit, in writing to the District, a request for a fee amendment corresponding to such an increase and the District's Board shall, in good-faith, consider such proposal at its next Board meeting.

D. Mileage Expenses. The District shall reimburse Contractor for mileage expenses incurred due to conducting District business with either a Contractor-owned vehicle or a personal-owned vehicle (rather than a District-owned vehicle.) Such allowed mileage reimbursement shall include travel conducted within the District's property and/or offsite travel to procure supplies needed for the District. Reimbursement rates shall be determined per the Internal Revenue Services ("IRS") guidelines and there shall be no "mark-up" of the expense by Contractor, who shall document the mileage expenses with appropriate back-up information such as mileage figures for each trip.

C. Invoices. Contractor shall invoice the District monthly for its services. Contractor shall provide, upon request, copies of employee payroll reports documenting the total hours worked. The District shall pay invoices within thirty (30) days of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, *Florida Statutes*.

5. TERM. The initial term of this Agreement commences on October 1, 2022 and continues until September 30, 2023 ("**Year 1**"), unless terminated earlier by either part in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one-year terms ("**Renewal Terms**"), unless terminated pursuant to its terms. If renewed, the first Renewal Term shall be from October 1, 2023, and continues until September 30, 2024 ("**Year 2**") and the second Renewal Term shall be from October 1, 2024, and continues until September 30, 2025 ("**Year 3**").

6. GENERAL PROVISIONS.

A. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint-venturer, or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction, and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain Workers' Compensation insurance on behalf of Contractor.

B. Contractor shall promptly respond to any and all emergencies or problems related to the Facilities or District property, and shall report to the District Manager all known problems related to the Facilities or District property within seventy-two (72) hours.

C. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor.

D. Contractor shall provide, at no additional cost to the District, company uniforms to all personnel providing the Services. Contractor understands and agrees that office supplies shall be provided by the District in an amount not to exceed the District's adopted budget for such items, and should additional office supplies be needed, Contractor shall submit a written request to the District, and the District may approve or deny such request in its sole discretion.

E. Residents shall pay the applicable hourly rate for Coordinator and/or Clubhouse Attendants for temporary staffing services, such as after-hours private birthday parties and private facility rentals, the total price for which shall be due to Contractor prior to the commencement of such services.

F. Contractor shall provide use of its Food and Beverage, Alcohol and Catering Licenses for District Events at no additional charge to the District.

G. Contractor shall provide assistance in the development and execution of a marketing and communications plan and periodic community surveys at no additional charge to the District.

H. Contractor shall provide assistance in managing and administering the District's website and newsletters to ensure prompt, convenient and accurate information is published at no additional charge to the District.

I. Contractor shall secure "preferred pricing" from vendors when possible, at no additional charge to the District.

J. At the discretion of the District, Contractor may be provided and use a District-issued debit card and/or credit card to make purchases on behalf of the District for District-related business, within certain purchase limits defined by the District. If the District shall prefer instead to have Contractor make such purchases and then seek reimbursement by the District, the District agrees to reimburse Contractor for any sales taxes levied on such purchases, as well as reimburse Contractor for processing the payment and submitting for reimbursement to the District. The reimbursement fee to Vesta shall be equal to 5% of the total expense.

K. Every attempt shall be made by Contractor to conduct periodic training and development of the on-site Contractor employees while on the District's property; however, on some occasions an employee may need to leave for training, appropriate certification classes, etc. that are conducted elsewhere besides on the District's property. Such absences shall be conducted in a manner that results in minimal-to-no impact on Contractor's day-to-day management of the District's amenities. Should such absences result in a shift not being covered by other Contractor staff, Contractor shall provide a commensurate credit to the District as further provided herein.

L. Contractor's on-site employees shall earn appropriate Paid Time Off ("PTO") benefits (such as vacation and "sick time") from Contractor, consistent with Contractor's standard policies and industry norms. Vesta shall ensure that appropriate operational support shall be provided to its on-site staff in the absence of the on-site Coordinator who is utilizing his or her PTO benefits. This shall be accomplished by Contractor's scheduling of appropriately trained and supervised on-site staff and every attempt shall be made by Contractor to adequately cover such absences.

M. In the event of an unexpected or unforeseen absence by on-site staff, every attempt shall be made by Contractor to provide alternate staffing and avoid any disruption of its amenity management services. However, staffing replacements cannot be reasonably guaranteed in each and every instance, due to either a lack of prior notice being provided to Contractor management and/or a lack of availability of suitable, local staffing substitutes. Should such absences result in a shift not

being covered by other Contractor staff, Contractor shall provide a commensurate credit to the District as further provided herein.

N. To the extent that any other terms provided in **Exhibit A** conflict with the terms of this Agreement, the terms of this Agreement shall control.

7. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District, its residents, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently begin repairs of any damage resulting from the Services within twenty-four (24) hours, and complete such repairs as soon as possible thereafter. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

8. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

9. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. Contractor shall promptly, and in no event within more than seventy-two (72) hours, provide a written report to the District Manager documenting all accidents, injuries or claims for damage relating to the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the District's Board expressly directs Contractor otherwise, in writing.

10. TERMINATION. The District shall have the right to terminate this Agreement at any time upon written notice due to Contractor's failure to perform in accordance with the terms of this Agreement, or upon thirty (30) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date. Upon termination, the parties shall account to each other with respect to all matters outstanding as of the effective date of termination. Furthermore, upon termination, the District agrees not to employ or otherwise contract with Contractor's District Coordinator for one (1) year from the effective date of termination and/or the expiration of this Agreement.

11. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement the following insurance:

i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.

ii. Commercial General Liability Insurance with limits of \$1,000,000 (one million dollars) applicable to bodily injury, sickness, or death in any one occurrence and \$1,000,000 (one million dollars) for loss or damage to property in any one occurrence.

iii. Employer's Liability Coverage with limits of \$250,000 (two hundred fifty thousand dollars).

iv. Professional Liability Insurance with limits of \$1,000,000 (one million dollars).

B. The District and its staff, consultants, and supervisors shall be listed as certificate holders and additional insured parties on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement.

12. INDEMNIFICATION.

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. Contractor 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 Contractor'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 Contractor's officers, directors, agents, assigns, or employees.

13. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

14. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegals' fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

15. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties hereto relating to the subject matter of this Agreement.

16. AMENDMENTS. 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 parties hereto.

17. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of both parties hereto, both parties have complied with all the requirements of law, and both parties have full power and authority to comply with the terms and provisions of this Agreement.

18. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

- A. If to Contractor:** Vesta Property Services, Inc.
1020 E. Brandon Blvd. Ste. 207
Brandon, FL 33511
Attn: Neil Wayne
- B. If to District:** Long Lake Ranch Community
Development District
250 International Parkway, Suite 280
Lake Mary, Florida 32746
Attn: District Manager
- With a copy to:** Hopping Green & Sams PA
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

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 Contractor may deliver Notice on behalf of the District and Contractor. 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.

19. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

20. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

21. 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 action arising hereunder shall be in a court of appropriate jurisdiction in Pasco County, Florida.

22. EFFECTIVE DATE. This Agreement shall be effective after execution by both the District and Contractor and shall remain in effect until 11:59 p.m. on September 30, 2025, unless terminated earlier in accordance with this Agreement.

23. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Patricia Comings-Thibault ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (312) 263-0132, OR BY EMAIL AT TDOBSON@DPFGMC.COM, OR BY REGULAR MAIL AT 250 INTERNATIONAL PARKWAY, SUITE 280, LAKE MARY, FL 32746.

24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

25. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

26. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

27. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

28. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

29. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is

now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

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IN WITNESS WHEREOF, the Parties have caused these presents to be validly executed as of the Effective Date.

**Long Lake Ranch Community
Development District**

VESTA PROPERTY SERVICES, INC.

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Exhibit A: Scope of Services

Exhibit B: Hourly Rates

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EXHIBIT A

AMENITY MANAGEMENT – SCOPE OF SERVICES

A. General Management

- A. Provide professional management and oversight to perform the services set forth in this Scope of Services (“Scope”);
- B. Upon request of the District Board of Supervisors’ (“Board”) or District staff, attend meetings in-person or via telephone to provide any updates or address concerns;
- C. Respond promptly to any Board member’s communications regarding questions or concerns related to this Scope;
- D. Administer the recruitment, hiring, training, oversight, and evaluation of facility operations, maintenance, and pool personnel;
- E. Record visits to the District in a log with date and time entries; and
- F. Provide weekly personnel activity reports regarding facility operations, maintenance activities, and pool attendants to the Board of Supervisors.

B. Facility Management.

- a. Manage all maintenance and recreation operations for the District;
- b. Manage the staff provided by Contractor and ensure mission completion;
- c. Oversee and ensure continuous and consistent communications for residents (including upcoming parties, board meetings, property issues, and other questions and concerns);
- d. Manage and execute the maintenance and recreation budget adopted by the District Board and provide monthly update on all activities;
- e. Ensure amenity center is kept in pristine condition for residents at all times;
- f. Report any major issues or cost overruns promptly to the District Manager or the District Board Chair;
- g. Ensure all subcontracts and outside vendor maintenance contracts are executed and managed as described (including but not limited to pool cleaning, security, lake maintenance, and landscape maintenance);
- h. Oversee the community landscape contract and aquatic maintenance contract, and ensure that the outside contractors meet all terms and conditions as outlined;
- i. Consistently monitor all community ponds for algae and seepage/bank issues and monitor all water fountains in lakes, and report any issues to the District Manager;
- j. Coordinate major repairs and retain related documentation;
- k. Supervise and schedule all onsite staff provided by Contractor;
- l. Administer the card access program for residents, guests and others using the District’s Facilities;
- m. Manage event rentals, including calendar, rental forms, and security deposits;
- n. Enforce the District’s policies, rules and regulations of the facilities, including administering temporary suspensions of privileges to use the Facilities;
- o. Respond to and document incidents that occur at the Facilities;

- p. Present professional updates at each District board meeting to include expenditures, key issues, suggestions for improvements, etc.;
- q. Train all staff to treat residents with respect;
- r. Display flexibility in handling after hours emergency calls;
- s. Have expansive knowledge with Microsoft Word, Excel and Power-Point;
- t. Have at least 2 years of management experience in a similar environment or community atmosphere;
- u. Have a flexible schedule and be available to oversee parties or events at the District's facilities and ensure facilities are cleaned and returned to pre-event or party state. If applicable, facility management will document the reasons for withholding all or a part of a security deposit for damages, failure to clean, or any other reason;
- v. Monitor the security cameras;
- w. Perform set up and clean-up of District facilities used for parties or events and for all Board meetings
- x. Shall order all necessary supplies to complete required tasks for District maintenance, including routine cleaning equipment. In the event that special services be required, and after approval by the Board, such special services will be provided by a third-party contractor and related expenses shall be billed to the District; and
- y. Shall solicit at least three (3) separate quotes for vendor contracts and negotiate the same.

C. Maintenance Duties.

- a. Maintain amenity center and other community properties, etc.; complete minor repairs to the clubhouse for plumbing, electrical, interior and exterior painting, fence paint touchup, clean gutters, and power washing fences and sidewalks;
- b. Responsible for routine repairs and upkeep to all facilities parking areas, monuments, common area, clubhouse, mail pavilion, community park(s), dock, playground equipment, tennis courts and basketball courts, etc.;
- c. Repair equipment as able and promptly report the need for any repairs not able to be performed by staff;
- d. Monitor condition of all doors, adjoining fencing and gates and resolve any problems, either through repairs or adjustments or securing services of door/gate contractor;
- e. Control cobwebs and prevent other debris from accumulating on exterior walls, amenity center fences and gates, lake deck and lake walking bridge. Control ants and bees in common areas beside the clubhouse, playground and pavilions;
- f. Check, repair, and replace all exterior and interior lighting and replace air conditioner filters as needed (Contractor shall be reimbursed by the District for the purchase of replacement light bulbs and air conditioning filters upon presentation of support for such reimbursement to the District's satisfaction);
- g. Check and assess conditions of roads, parking lot, sidewalks, curbs, street signs, monuments, and informational signs;

- h. Pressure wash all pool decks, monuments, hardscape, curbs, sidewalks, sports courts and clubhouses at least twice per year, or more often if needed;
- i. Swimming Pool Decks: blow off entire pool deck, arrange furniture, clean outdoor furniture, empty and clean all waste receptacles, adjust umbrellas, clean BBQ grill(s), and inspect bathrooms, and clean and refill supplies as needed;
- j. Parking Lot and Amenity Center sidewalks: blow off debris;
- k. Pick up trash and empty waste receptacles around District property, including empty waste receptacles and pick up debris around all entrances, picnic areas, swimming pool decks, parks, playgrounds, sports courts, doggie stations, sidewalks/landscaping around clubhouses.
- l. Attend to Doggie Stations; replace bags as necessary and clean outside of trash bins and lids (or manage subcontractor performing such services);
- m. Assess and advise the Facility Manager of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to “normal wear and tear,” “acts of God,” or vandalism, and secure cost estimates for same;
- n. Clean all bathrooms, including the bathrooms at both pools and the park pavilion, at least two (2) times per week. Bathroom cleaning includes but is not limited to, all toilets, bases behind toilets, urinals, stalls, counters, mirrors, sinks, baby stations and floors. Paper products shall be replaced as needed; and
- o. Routine cleaning of District facilities, including:
 - i. vacuuming carpet and spot-treating stains as needed;
 - ii. dusting window ledges and blinds, furniture, baseboards, countertops and lights;
 - iii. cleaning all windows, including window ledges and blinds;
 - iv. cleaning all BBQ grills, picnic tables, and water fountains; and
 - v. organizing storage closets, including proper storage and labeling of all equipment and cleaning supplies.
- p. Maintain and manage preventative maintenance records, inventories, purchases, warranties, regular maintenance and inspections for the Facilities, as needed including fire inspections, pest control, mechanical systems, and security alarms;
- q. Oversee maintenance and operation of the security systems and structures installed at the Facilities, and respond to calls and other items from the security provider.

D. Pool Monitors/Facility Attendants.

- a. Support Facility Management in all of its duties;
- b. Open the clubhouse and prepare it for resident use in the morning, turn music on and off at the beginning and close of each day, close the clubhouse at the end of the day and prepare it for opening the next day, lock all doors at the end of the day and set the alarm;
- c. Monitor resident use of amenity; when more than one employee is on-duty, one employee shall remain in the amenity at all times during normal hours of operation;
- d. Monitor the pool area, clubhouse and playground and conduct random checks daily to ensure non-patrons are not using the amenities;
- e. Set up amenity center as requested for all events or meetings;

- f. Engage confrontational residents and report issues to the Facility Manager or to the Pasco County Sheriff, as appropriate; and
- g. Notify the Facility Management of repairs, as needed.

Exhibit B

Hourly Rates

POSITION	DETAILS	Year 1	Year 2	Year 3
Facility Manager	Full Time/Hourly (40 hrs./week)	\$48.04/hr.	\$52.45/hr.	\$56.86/hr.
Facility Attendant	Part Time/Hourly (16 hrs./week)	\$12.00/hr.	\$13.00/hr.	\$14.50/hr.
Maintenance Technician	Part Time/Hourly (20 hrs./week)	\$19.00/hr.	\$20.00/hr.	\$21.50/hr.
Pool Attendant	Part Time Summer Months (14 hrs./week)	\$12.00/hr.	\$13.00/hr.	\$14.50/hr.

EXHIBIT 17

Who: Tish Dobson – District Management

What: Irrigation Mapping

When: 06-02-22

Budget Impact: \$15,000.00

Decision: TBD



May 24, 2022

Contract No. - 127

Long Lake Ranch Master Association

RE: Long Lake Ranch Site Irrigation Zone Mapping

We hereby submit a proposal for the entire irrigated site (HOA and CDD) zone mapping of the existing irrigation system for homesites, and common areas, and amenity areas.

Mapping/As-Built

1. Operate each zone per controller (3x – Hunter A2C, ACC and I-Core) with approx.. 156 total zones
2. Create color irrigation zone map with zone coverage areas (see note 2 and 4)
3. Submit single, electronic copy to owner

Note:


1. Prices good for thirty (30) days.
2. Electronic site base plans/survey provided by owner. If plan not available, engaging sites engineer may be necessary (fees may apply). Scalability and detail granularity based on electronic plans obtained.
3. Contracted landscaping and irrigation service companies/providers to be notified of services listed above by owners to mitigate conflicts of system usage and operation.
4. All zones to be in operational status prior to zone mapping. Non-operational zones will not be documented/mapped.
5. Services to be provided during regular business hours. Owner responsible for vehicular positioning and access to site including gate pass code & key to locked area/rooms.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
			\$0.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Design	\$0.00	\$15,950.00
	\$0.00	\$15,950.00

Sale	\$15,950.00
Sales Tax	\$0.00
Total	\$15,950.00

By 
Dale Ballenger

Date 5/24/2022
BCI Entities, LLC

By _____

Date _____
Long Lake Ranch Master
Association