



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

***Advanced Meeting Package***

***Regular Meeting***

***Thursday  
July 7, 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

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## Development Planning and Financing Group

[X] 250 International Parkway, Suite 208  
Lake Mary FL 32746  
813-758-4841

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, July 7, 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,

*Tish Dobson*

Tish Dobson  
District Manager

Cc: Attorney  
Engineer  
District Records



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

Date of Meeting: Thursday, July 7, 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

Passcode: 842235

### ***Agenda***

**I. Call to Order/Roll Call**

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

**III. Staff Reports**

A. Landscaping & Irrigation

1. Presentation of June Field Inspection Report

[Exhibit 1](#)

2. Red Tree Proposals

[Exhibit 2](#)

- Main Clubhouse Tree Replacement - \$3,920.00

- **Sod Replacement - \$2,100.00**

B. Aquatic Services

1. Presentation of Aquatics Treatment Report

[Exhibit 3](#)

2. Consideration of Fountain Maintenance Proposal Options

[Exhibit 4](#)

- Steadfast Environmental - \$968.75/ Quarterly

- A&B Aquatics Options

  - a. Non Otterbine Barebo Fountains - \$800.00/ Quarterly

  - b. Otterbine Barebo Fountains - \$600.00/ Quarterly

- The Lake Doctors - \$600.00/ Quarterly

C. District Engineer

D. District Counsel

E. Clubhouse Manager

1. Presentation of Clubhouse Manager Report

[Exhibit 5](#)

F. District Manager

1. Presentation of Qualified General Election Candidates

- Seat 4 – William Pellan

- Seat 5 – Two Candidates; James Koford & Darrell Thompson

#### **IV. Consent Agenda**

- A. Consideration of Minutes of the Board of Supervisors' Meetings Held on June 2, 2022 [Exhibit 6](#)
- B. Consideration of Unaudited May 2022 Financial Statements [Exhibit 7](#)
- C. Consideration of Operation and Maintenance Expenditures for May 2022 [Exhibit 8](#)

#### **V. Business Items**

- A. Consideration of Vesta Amenity Management Agreement [Exhibit 9](#)
- B. Consideration of Pool Entry Gate Repair Proposal Options [Exhibit 10](#)
1. Royce Bravo Options
- 6' High - \$3,260.00
  - 8' High - \$3,675.00
2. Starline Multiservices, LLC - \$1,675.00
- C. Discussion of Community Garden [Exhibit 11](#)
- D. Consideration of Site Masters Slab for Maintenance Shed Proposal - \$9,280.00 [Exhibit 12](#)
- E. Consideration of Riptide Pressure Washing Proposal - \$7,304.20 [Exhibit 13](#)
- F. Consideration of Vesta Commercial Pool Cleaning Proposal - \$2,315.00/ month [Exhibit 14](#)
- G. Discussion of Streetlight Agreements – *To Be Distributed*
- H. Discussion of Capital Improvement Plan Wish List

#### **VI. Supervisors Requests**

#### **VII. Audience Comments – New Business**

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

#### **IX. Next Meeting Quorum Check: August 4<sup>th</sup>, 6:00 PM – Budget PH**

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

#### **X. Adjournment**

## EXHIBIT 01

**Who:** Brent Henman –Field Operations Manager

**What:** Field Operations Report

**When:** 07-07-22

**Budget Impact:** N/A

**Decision:** N/A

# **Long Lake Ranch**

**Field Inspection Report — June 2022**

**DPFG Management & Consulting**

B. Henman

# Action Items

## Long Lake Ranch

- Identified dead sod near home located at 18948 Pampas's Grass Lane. Last month I met with the landscapers to review this area. We observed the grass this past month with the increased rains. Much of the area has recovered well. However, the area of grass between the sidewalk and the street will need to be replaced. Requested proposal from landscapers.
- New annuals are installed throughout community.
- The data was mailed to us from speed monitoring trailer from Pasco Sheriffs office.
- Requested speed limit signs to be installed in several areas of the community from Pasco Public Works Department. The district manager has been in recent communication with them.
- Received the 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**

- Identified several water leaks on Serenoa Drive from the tree replacement project. (Magnolia trees removed and new pine trees installed). Irrigation team is working out some issues with drip line in that area, most problems are now repaired.
- Followed up with homeowner with pool installation easement repairs. We identified a few areas which the new sod has not taken root. Met on-site with landscapers and measured areas that needs to have the sod replaced.
- Awaiting updated information from the HOA pertaining to their plan to map the existing irrigation system in Foxtail 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.
- Ron Solutions and Frontier utility company to project is completed. District manager is working together with them to ensure any damages are properly repaired.
- Utility fence inside Primrose Estates has been repaired.
- South fountain on the big lake is now operational.

# **Frontier/Ron Solutions**

**Attempted concrete  
sidewalk repair from Ron  
Solutions. Damage to  
sidewalk was noticed near  
the mail kiosk in Primrose.  
We have requested a  
more proper repair.**





# **Frontier/Ron Solutions**

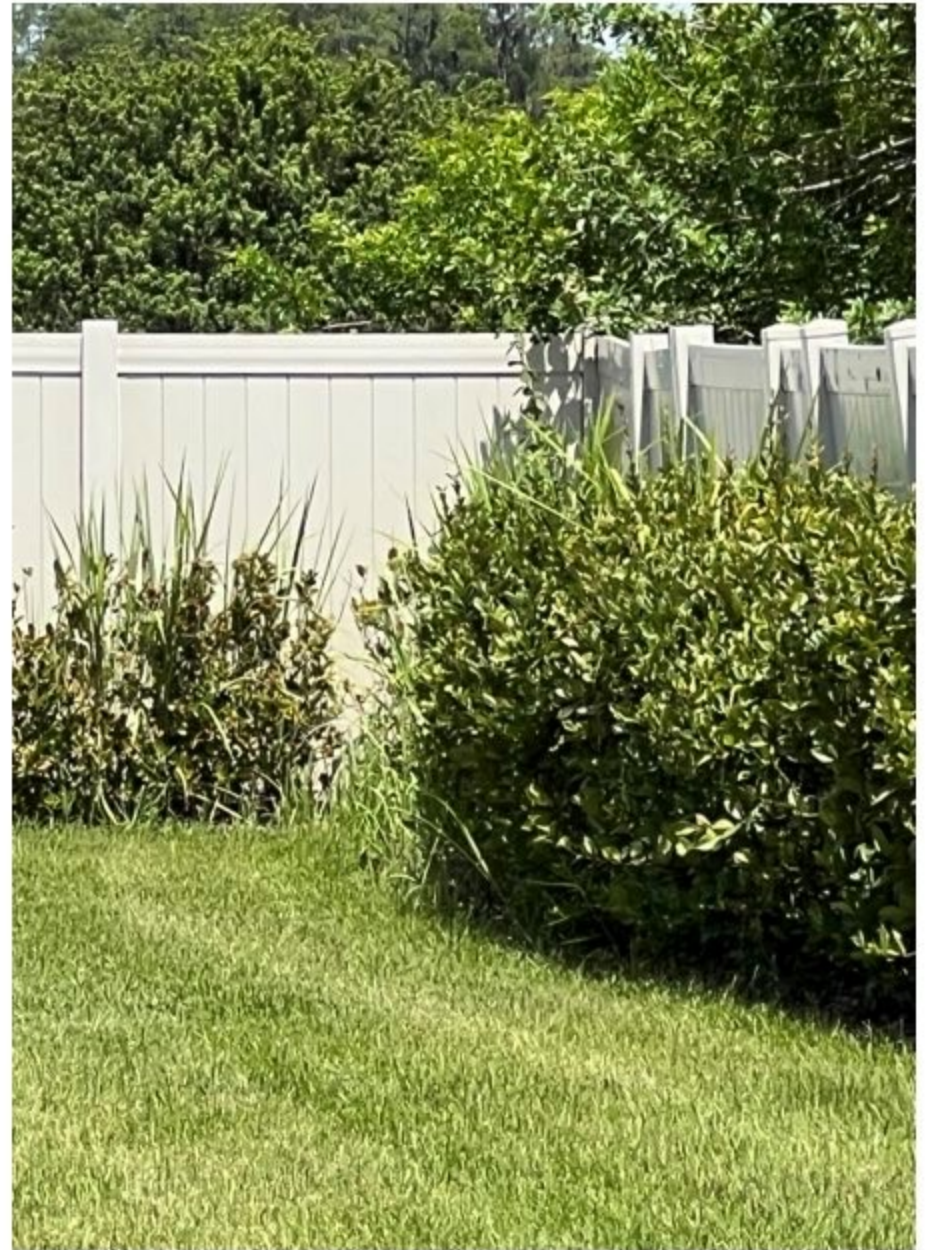
**Sod replacement after  
fiber optic cable  
installation near  
entrance to Primrose.**





# **Weeds in bushes**

**Identified weeds in  
bushes near mail kiosk in  
Primrose. Notified  
landscapers and they are  
having a detail crew  
come to address this are.**



# Dead bushes

**A few more bushes have died along playground fence. The landscapers have already replaced a few and they have agreed to replace these as well.**





# Damage

Someone keeps removing reflectors from street signs in Foxtail.



# **Foxgrape Loop**

**Several sections of sod are dead along sidewalk near 18948 Pampass Grass Lane up to the corner of Foxgrape Loop. Landscapers have submitted a proposal to replace the sod in this area.**











































## EXHIBIT 02

**Who:** Brent Henman – Field Operations Manager

**What:** Red Tree Proposal

**When:** 07-07-22

**Budget Impact:** \$3,920.00

**Decision:** Board to approve Red Tree proposal to replace tree at main clubhouse.





*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

## **MAIN CLUBHOUSE TREE REPLACEMENT PROPOSAL**

FOR

### ***Long Lake Ranch CDD***

Attention: Mr. Brent Henman

June 8, 2022

#### **Scope of Work**

Tree Removal and Replacement around lake at Main Clubhouse.

- Remove (16) dead and declining Cypress Trees.
- Install (16) 15-gallon Cypress Trees to replace them.
- Includes all labor, materials, hauling and dumping fees.

**PRICE: \$3,920.00**

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist

<mailto:peterlucadano@yahoo.com> [rjohnson@redtreelandscape.com](mailto:rjohnson@redtreelandscape.com) / Cell phone: (727) 267-2059



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

## Sod Replacement Proposal

FOR

### ***Long Lake Ranch CDD***

Attention: Mr. Brent Henman

June 30, 2022

#### **Scope of Work**

18948 Pampas Grass Lane – remove and replace sod.



- Rip out, kill and remove dying/declining sod.
- Install (1,440) square feet of Bahia sod.
- Includes all labor, materials, hauling and dumping fees.

**PRICE: \$2,100.00**

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_  
Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist

<mailto:peterlucadano@yahoo.com> [rjohnson@redtreelandscape.com](mailto:rjohnson@redtreelandscape.com) / Cell phone: (727) 267-2059

## EXHIBIT 03


**Who:** Chuck Burnite – GHS Environmental

**What:** Aquatics Treatment Report

**When:** 07-07-22

**Budget Impact:** N/A

**Decision:** N/A

	GHS Environmental PO Box 55802 St. Petersburg, FL 33732-5802 727-432-2820		Project: Long Lake Ranch No. of Ponds: 26 (See Map On File)		Actions Required At Time of Inspection G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, 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 * = See Note																						
	Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90
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.
5/26/2022	G																										Grass treatment in littoral zones of Big Lake.
6/3/2022	G																				G	G	G			S	Grass treatment in littoral zones of Big Lake, 50A, 50B and 60.
6/10/2022	T						T	T	T	T						T								T	T		
6/15/2022	G													*					*								Installed 51 grass carp in Pond 30. Installed 34 grass carp in Pond 10.
6/20/2022	S						G, S	G	G	G, L	G											G				S	Hydrilla treatment in Big Lake and Pond 90.

## EXHIBIT 04

**Who:** Tish Dobson – District Manager

**What:** Fountain Maintenance Proposal Options

**When:** 07-07-22

**Budget Impact:** TBD

**Decision:** Board to approve one of three options for quarterly fountain maintenance.



# 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	<b>Contact</b>  <b>Phone</b>  <b>E-mail</b> joe@flatwoodsendv.com  <b>Account #</b>	Long Lake Ranch CDD	<b>Proposal Prepared By:</b> Joe Hamilton  <b>Type Of Work</b> 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): \_\_\_\_\_



## QUARTERLY FOUNTAIN MAINTENANCE PROPOSAL

**Client:** Long Lake Ranch  
Attn: Tish Dobson  
19037 Long Lake Ranch Blvd.  
Lutz, FL 33558  
(813) 758-4841  
tdobson@dpfgmc.com

**Date:** June 23, 2022

**Fountain Maintenance:** Provide basic quarterly maintenance on (6) Six Fountains located on property. Maintenance to include screen cleaning, debris removal and resetting of timers & breakers. *\*Additional service call fee will be accessed for repairs on wires, lighting, pumps, etc.*

Maintenance to begin August 2022

Service Months: August, November, February & May

**Maintenance Price: \$800.00 Quarterly for NON OTTERBINE BAREBO FOUNTAINS**

- Increase in price due to unforeseen circumstances that may arise due to the current fountains not being from our distributor.

**Maintenance Price: \$600.00 Quarterly for OTTERBINE BAREBO FOUNTAINS**

**Disclaimer:**

Please note that A & B Aquatics will provide all equipment and labor necessary for the above-mentioned project in this contract. Contract is null and void unless it is signed by both parties. A & B Aquatics will handle all aspects of the permitting process. This price does not include re-planting of any native plants. In the event that the EPC requires native plants to be installed, a separate contract will be required. We deliver and install native plants for \$3.50 each.

Thank you for your business!  
We look forward to working with you!

Approved By:  
Joe DeBevoise

\_\_\_\_\_  
Joe DeBevoise

Accepted By:

\_\_\_\_\_  
Long Lake Ranch



Find us on the web @ [www.AB-Aquatics.com](http://www.AB-Aquatics.com)



8511 Gunn Hwy Odessa, Florida 33556



**The Lake Doctors, Inc.**  
Aquatic Management Services®

12795 59<sup>th</sup> Way North  
Clearwater, Florida 33760  
727/544-7644  
[largo@lakedoctors.com](mailto:largo@lakedoctors.com)  
[www.lakedoctors.com](http://www.lakedoctors.com)

## Sales Agreement Fountain Cleaning

**MAB/CW**

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

**PROPERTY NAME (Community/Business/Individual)** \_\_\_\_\_

**MANAGEMENT COMPANY** \_\_\_\_\_

**INVOICING ADDRESS** \_\_\_\_\_

**CITY** \_\_\_\_\_ **STATE** \_\_\_\_\_ **ZIP** \_\_\_\_\_ **PHONE ( )** \_\_\_\_\_

**EMAIL ADDRESS** \_\_\_\_\_ **EMAIL INVOICE: YES OR NO**

**THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO** **THIRD-PARTY INVOICING PORTAL: YES OR NO**

*\*\*If a Third-Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information*

Hereinafter called "CUSTOMER"

**REQUESTED START DATE:** \_\_\_\_\_  
**PURCHASE ORDER:** \_\_\_\_\_

The parties hereto agree to follows:

- A. **The Lake Doctors** agrees to clean and adjust the following equipment in accordance with the terms and conditions of this Agreement in the following location(s):

Quarterly cleaning and adjustment of six (6) fountains associated with **LONG LAKE RANCH – QFC**, Lutz, Florida.

The Lake Doctors, Inc. does not assume responsibility for parts failure or repair costs. Estimates for repairs and/or parts can be supplied upon Customer request. **Contract does not include removing the fountain from the waterway for maintenance.**

Please Note: Customer to provide new gate access for big lake behind Club House.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	Cleaning exterior of pump intake screens.	\$	<b>600.00 Quarterly</b>
2.	Cleaning of visible surfaces of fountain floats	\$	INCLUDED
3.	Cleaning and adjustment of nozzles and jets as necessary.	\$	INCLUDED
4.	Cleaning of light lens.	\$	INCLUDED
5.	Check anchor lines.	\$	INCLUDED
6.	Adjust time clocks as necessary.	\$	INCLUDED
7.	Lamp replacement labor during regularly scheduled visits.	\$	INCLUDED
	Total of Services Accepted	\$	<b>600.00 Quarterly</b>

**\*Lamps and additional parts will be invoiced separately.**

**\$600.00 shall be payable upon execution of this Agreement.** The balance shall be payable **per quarterly invoices of \$600.00** plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **The Lake Doctors** considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **July 28, 2022**.
- E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed

*Mark A. Bossard*

Mark A. Bossard, Regional Manager

Signed \_\_\_\_\_ Dated \_\_\_\_\_

Name \_\_\_\_\_



## TERMS AND CONDITIONS

### Fountain Cleaning

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Items not covered under our warranty will be treated and billed as regular service calls. THE LAKE DOCTORS agrees to clean exterior of pump intake screens, cleaning of visible surfaces of fountain floats, cleaning and adjustment of nozzles and jets as necessary, cleaning of light lens, check anchor lines, adjust time clocks as necessary and reset tripped breakers; as part of the Fountain Cleaning Agreement.
3. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or ponds edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
9. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
10. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
11. Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
14. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
15. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.

## EXHIBIT 05

**Who:** Doug Ruhlig – Clubhouse Manager

**What:** Clubhouse Manager Report

**When:** 07-07-22

**Budget Impact:** N/A

**Decision:** N/A

# Long Lake Ranch CDD

## Amenity Manager's Report

*Date of report: 6/29/2022*

*Submitted by: Doug Ruhlig*

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### **Clubhouse & Amenities**

- DCSI has provided an accurate estimate for the camera system overhaul
- The process of switching gate systems should be starting this upcoming week
- I met with The Lake Doctors and they were able to get the fountain operational
- After hours parties/events are becoming more prevalent, what to do about staff
- New facility attendants have been hired

## EXHIBIT 06

**Who:** Tish Dobson – District Manager

**What:** June 2, 2022 Meeting Minutes

**When:** 07-07-22

**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, June 2, 2022 at 6:03 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 Ms. Dobson called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Bill Pellan	Board Supervisor, Chairman
11 Heidi Clawson	Board Supervisor, Vice Chairwoman
12 John Twomey	Board Supervisor, Assistant Secretary
13 James Koford	Board Supervisor, Assistant Secretary

14 Also present were:

15 Tish Dobson	District Manager, DPFG Management & Consulting
16 Brent Henman	Field Operations, DPFG Management & Consulting
17 Mac McGaffney <i>(via phone)</i>	DPFG Management & Consulting
18 Michelle Rigoni <i>(via phone)</i>	District Counsel, Kutak Rock LLP
19 Phil Chang <i>(via phone)</i>	District Engineer, Moylan Engineering
20 Doug Ruhlig	Clubhouse Manager
21 Robert Moylan	RedTree Landscape Systems
22 John Moylan	RedTree Landscape Systems

23 *The following is a summary of the discussions and actions taken at the June 2, 2022 Long Lake Ranch CDD*  
24 *Board of Supervisors Regular Meeting.*

25 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

26 The Pledge of Allegiance was recited.

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

29 A resident asked about contracts currently held by the District for streetlights, dog station service,  
30 pool cleaning, and the clubhouse manager salary. The resident noted that the streetlight contracts  
31 were expiring and asked whether this had been considered for the new budget as a potential avenue  
32 for cost-saving.

33 A resident asked about irrigation and sod on her property, which was clarified to be under the  
34 purview of the HOA and not the CDD. Additional comments were made about the low supply of  
35 bags at dog park waste stations, and unsightly pool area conditions. Another resident recalled that  
36 there had previously been more furniture in the area, and suggested that there may not currently be  
37 enough. Mr. Pellan expressed appreciation for the feedback, and acknowledged that there was a  
38 furniture shortage, giving an overview of previous interactions with the vendor to get a refund.

39 A resident commented on the funds being allocated for the reserves, noting inflation considerations.

40 **FOURTH ORDER OF BUSINESS – Staff Reports**

41 A. Landscape & Irrigation

42 1. Exhibit 1: Presentation of April Field Inspection Report

Mr. Henman stated that this item had been provided for informational purposes only.

2. Exhibit 2: Presentation of May Field Inspection Report

Mr. Henman gave an overview of the report, adding that in the past couple of days, the primary irrigation controller across from the basketball courts had been damaged by a lightning strike. Mr. Henman indicated that this would be the third replacement of the controller, and that he had requested for information on some form of lightning protection for the controller. Mr. Henman asked the Board if they had any questions on his report.

Mr. Pellan asked about the speed limit sign and the proper point of contact for moving the District's request up to the next level with the County. Mr. Henman suggested that this be deferred to the District Manager, adding that while he had placed several request with Pasco County, they did not appear to view the sign as a priority on their list. Ms. Dobson stated that she had some points of contact with Pasco County she could reach out to.

Ms. Dobson stated that Mr. Moylan oversaw the irrigation in the community. Mr. Moylan explained that the main irrigation break on Sun Lake Boulevard had been repaired. Mr. Moylan noted that work needed to be done to address the controller that had been struck by lightning and added that three battery timers could be installed as a temporary solution while the controller was en route. Mr. Moylan clarified that the batteries would be stored in the utility shed.

On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the proposal for installation of three Hunter battery timers, in an amount not to exceed \$1,000.00, for the Long Lake Ranch Community Development District.

Following the motion, discussion ensued regarding the Ballenger mapping, as well as lightning protection. Mr. Henman recalled that previous controller protection had been at a cost of about \$900. The Board discussed whether to take action to replace the controller now, as the batteries would be coming in the next day and allow for irrigation to continue with normal timings. Mr. McGaffney noted that there were some significant unknowns about the irrigation situation, and recommended approving what needed to be approved, and authorizing the Chair and the District Manager to make any necessary changes and expenditures, for ratification at the next meeting.

On a MOTION by Mr. Pellan, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board approved for the purchase of the irrigation controller, with authorization for the Chair to work with RedTree and staff, in the amount of \$2,330.00, for the Long Lake Ranch Community Development District.

A. Exhibit 17: Discussion of Irrigation Mapping

**This item, originally Item E under the Sixth Order of Business, Business Items, was presented out of order.**

Ms. Dobson opined that Ballenger's response was not aligned with the Board's clear direction, suggesting that some components were missing, and the proposal was open to misinterpretation. Mr. Pellan stated that his understanding was that the HOA was moving forward with a consultant to map out the irrigation system covering HOA-responsible areas. Mr. Pellan asked whether they might wish to consider having the consultant map the rest of the irrigation system, to the potential benefit of both the CDD and the HOA. Mr. Henman additionally noted that other proposals had been recently requested for mapping, but responses had not been received yet. Ms. Dobson stated that they would begin contacting companies for alternate proposals with the components that the

Board had asked for. Mr. Henman stated that he would provide the warranty information for Accurate Drilling.

B. Exhibit 9: Discussion of RedTree Invoice Review

**This item, originally Item 2 under the District Manager's Report, was presented out of order.**

Ms. Dobson explained that everything that was submitted was in line with the District's budget and that there was nothing that would have fallen outside of the budget.

Mr. Henman stated that he had directed Mr. Johnson to begin with the tree inventory that had been requested, and that this process was nearly finished. Mr. Henman added that work with the resident who had installed a pool had been completed, as was work related to sod installation in the South monument. Mr. Henman noted that the pine trees had been installed and that old trees had been removed, and that he had worked with Mr. Moylan on readjusting and checking irrigation throughout the community. Mr. Henman acknowledged that some Supervisors had identified missing plant material and stated that he had personally asked for proposals to install landscaping at three entrances, to be brought back at the next meeting, adding that enhancements had been performed at the Foxtail entrances. In response to a Supervisor comment about depressions, Mr. Henman stated that this had not yet been addressed, as Mr. Burnite had been requested to assess the areas of concern, but they were waiting on his feedback.

C. Aquatic Services

1. Exhibit 3: Presentation of Aquatics Treatment Report

Ms. Dobson asked the Board whether they had any questions on the aquatic's treatment report. Ms. Clawson stated that hydrilla growth had not been addressed in his report. Mr. Henman noted that he had brought the areas of concern to Mr. Burnite's attention.

2. Exhibit 4: Consideration of Fish Stock Proposal Options

a. GHS Environmental - \$54,318

b. Steadfast Environmental - \$79,911.00

Ms. Dobson acknowledged the price difference between the proposals, explaining that GHS Environmental was the company that the District had under contract and that the competing company would need additional back door facilitation for transportation and oversight. Comments were made from the Board suggesting that a phased approach to addressing fish stocking by focusing on the most problematic areas would be more prudent.

3. Exhibit 5: Consideration of Steadfast Environmental Quarterly Fountain Maintenance Proposal - \$968.75/Quarterly

Ms. Dobson noted that the current agreement was out of date as of February and indicated that there was a considerable price difference between the price of the last agreement and what was being proposed. Ms. Dobson explained that this was an item for preventative maintenance purposes. The Board expressed concerns about the increase in cost and requested for Mr. Henman to come back with new proposals from other companies.

D. District Engineer

1. Exhibit 6: Presentation of Stormwater Needs Analysis Report – *For Informational Purposes*

Ms. Dobson stated that the report would be submitted to Pasco County by Mr. Chang and asked for a motion to formally accept the report. Mr. Chang stated that his office would report this for the County.

On a MOTION by Mr. Koford, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board accepted the Stormwater Needs Analysis Report, as presented, for the Long Lake Ranch Community Development District.

Following the motion, Mr. Chang explained that reports were to be updated and submitted every five years.

E. District Counsel

Ms. Rigoni stated that she believes the Stuart Tennis settlement in the amount of \$6,000 had been paid to the District in full, and that the item could be considered closed. In response, Mr. McGaffney confirmed the same. Ms. Rigoni additionally provided an update on the Frontier fiber optic cable, noting that while most of the work had been on the County right-of-ways, some equipment had been stored on District property without proper permission. Ms. Rigoni explained that they had agreed to move the equipment and pay for repairs in the event of damage. Ms. Rigoni suggested for the Board to make a motion to authorize District Counsel offices to prepare a license agreement and a reimbursement agreement allowing for Ron Solutions to hire vendors to make repairs, with the stipulation that vendors be approved by the CDD.

Mr. Pellán asked whether language could be added to include coverage of any further District Counsel fees should they arise, which Ms. Rigoni stated could be done. Mr. Pellán recalled that previous similar situations involved the District hiring their own landscape company to remediate areas and having the party deemed responsible reimburse those costs.

On a MOTION by Mr. Pellán, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board approved authorizing Kutak Rock to prepare a license agreement and reimbursement agreement, with stipulations to allow for Ron Solutions to use the CDD's vendor for necessary landscape and irrigation repairs, and that additional legal fees be covered by Ron Solutions should there be further District involvement, for the Long Lake Ranch Community Development District.

F. Clubhouse Manager

1. Exhibit 7: Presentation of Clubhouse Manager Report

Mr. Ruhlig asked the Board if they had any questions on his report.

Ms. Clawson questioned the disposal of tables as part of Mr. Ruhlig's inventory process, suggesting that they were still in good condition, and indicated that the number of umbrellas that were in place appeared to be inadequate. Mr. Ruhlig stated that there were two extra umbrellas not currently in use, which could be put out.

Mr. Ruhlig additionally asked the Board for input about addressing dogs digging under the land bridge at the dog park. Discussion ensued about the extent of the hazard that this created, and requests were made for proposals from RedTree and additional vendors to fill the hole with some non-diggable material such as rocks to prevent additional digging.

Mr. Ruhlig stated that the equipment for renewing the access card system had been ordered and was to be delivered within the next couple of weeks. Mr. Ruhlig stated that he would send out an eblast to the community regarding access card activation. Mr. Ruhlig and the Board additionally discussed pool resurfacing, and Ms. Dobson advised that while the reserve study scheduled a resurfacing for 2028, but that it was possible for conditions to fail at an earlier point. Mr. Ruhlig noted the presence of bubbles throughout the surface and commented that overall there was not a desperate need to address it immediately. Mr. Ruhlig stated that he would continue to monitor for any major changes to the condition.



(Mr. Twomey left the meeting at 8:02 p.m. and returned at 8:05 p.m.)

G. Exhibit 13: Consideration of Sidewalk Repair/Replacement Proposal Options

**This item, originally Item A under the Sixth Order of Business, Business Items, was presented out of order.**

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

Mr. Ruhlig gave an overview of the quotes that had been provided, recommending that the Board proceed with all work under one company. Mr. Ruhlig stated that he could attest to Syte Land Management's quality of work, and Ms. Dobson could attest to Site Masters. Mr. Ruhlig clarified that there was no major issue with the sidewalk conditions requiring for its full removal, and that this could be tabled. Ms. Dobson additionally clarified that Site Masters had submitted the only proposal on the agenda for the maintenance shed slab. Mr. Pellan indicated that the project was still on the permitting stage, and additional discussion regarding irrigation systems in the area ensued.

Consideration of the Site Masters and Syte Land Management proposals were tabled.

Following discussion of the proposals, Mr. Ruhlig provided an update on an ongoing issue with damage caused by cricket games. Following discussion, Mr. Ruhlig stated that he would be sending out a reminder on proper use of cricket courts, along with the information on activating new access cards and the intended use of the dog park.

Ms. Clawson asked about adjusting the clock for hours of operation, suggesting that it may need to be moved back for the summer months. Mr. Ruhlig stated that adjusting the hours was fairly easy in theory but indicated current issues with the card system communication that may need to be resolved. Mr. Ruhlig stated that fixing the matter would be a priority.

H. District Manager

1. Exhibit 8: Discussion of Street Light Agreements Review

Following discussion on the scope of the agreements and coverage, the Board directed District staff to review the agreements and bring back counts and direction to the next meeting.

Ms. Dobson gave an overview of the 2022 capital improvement projects, noting that some proposals for projects had come in somewhat higher than anticipated, such as the one for the concrete project. Ms. Dobson noted that the cameras would cost less than anticipated, and that the remaining funds would be available for other projects through the remainder of the fiscal year, such as pool surface repairs. Ms. Clawson suggested that work with trees could be a possible move. As part of discussions on funds, Mr. Henman commented on the agreement with Mattamy Homes and the District, stating that they had sent the CDD a check for \$8,800, and that they would be receiving a monthly invoice for the advertisement on District property.

Ms. Clawson suggested that sod should additionally be considered, as she felt conditions were poor. Ms. Dobson noted that she had been submitting a weekly report with a rundown of items staff had been working on as far as projects and action items and following Supervisor comments about emails not getting delivered properly, she stated that she could

resend the reports. Ms. Clawson additionally suggested that signs needed updates due to their conditions, adding that the logo sign in the Serenoa loop had been damaged. Mr. Henman stated that this would be removed and replaced with a spare.

**FIFTH ORDER OF BUSINESS – Consent Agenda**

- A. Exhibit 10: Consideration of Minutes of the Board of Supervisors' Meeting Held on May 5, 2022
- B. Exhibit 11: Consideration of Unaudited April 2022 Financial Statements
- C. Exhibit 12: Consideration of Operation and Maintenance Expenditures for April 2022

On a MOTION by Mr. Pellan, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board approved Items A – C of the Consent Agenda, as presented, for the Long Lake Ranch Community Development District.

**SIXTH ORDER OF BUSINESS – Business Items**

- A. Exhibit 14: Consideration & Adoption of **Resolution 2022-10**, Declaring Surplus Property
- Ms. Dobson stated that the spreadsheet in the Resolution would be edited to remove the regular tables and the bar tabletop.

On a MOTION by Ms. Clawson, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board adopted **Resolution 2022-10**, Declaring Surplus Property, as revised for the spreadsheet to include the removal of tables, for the Long Lake Ranch Community Development District.

- B. Exhibit 15: Consideration of Pressure Cleaning Proposal Options

- 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

Mr. Henman expressed dissatisfaction with the pricing, commenting that they had come in much higher than expected. Mr. Henman added that while four proposals had been promised, only three companies had submitted for consideration. The Board requested for a prioritized list for pressure washing to be provided to the Board by Field Operations for input, and to request new proposals based on the updated scopes for consideration at the next meeting. In response to a question from Ms. Clawson, Mr. Henman stated that he felt the District would be able to address pressure washing problem areas with the \$17,000 remaining in the budget.

- C. Exhibit 16: Consideration of Vesta Amenity Management Proposal & Contract

Ms. Dobson requested for the Supervisors to send in their questions on the proposal and contract to her via email, to be addressed prior to the July meeting. Questions were raised about the status of pool monitors, with Mr. Pellan noting the typical timing that seasonal staff was approved. Discussion ensued regarding labor costs, and the Board agreed to move forward with staffing for summer months, from June 6 to September 6.

On a MOTION by Mr. Pellan, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board approved adding additional summer pool/facility attendant staffing, from June 6, 2022, to September 6, 2022, in an amount not to exceed \$7,000.00, with District Counsel to draft an addendum to the current contract to have this position in place each year, for the Long Lake Ranch Community Development District.

254 *(Ms. Clawson left the meeting at 9:05 p.m.)*

255 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

256 There being none, the next item followed.

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

258 There being none, the next item followed.

259 **NINTH ORDER OF BUSINESS – Closed Session – CONFIDENTIAL AND EXEMPT SECURITY**  
260 **SESSION; PER 119.071(3)(A) AND 281.301, FLORIDA STATUTES, THIS SESSION IS CLOSED**  
261 **TO THE PUBLIC**

262 This item was tabled to the next meeting.

263 **TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: July 7th, 6:00 PM**

264 Mr. Koford and Mr. Twomey indicated that they would be able to attend the next meeting in person.  
265 Mr. Pellam indicated that he was unsure whether he would be able to attend in person. No other  
266 Supervisors were present for the quorum check, and Ms. Dobson stated that she would reach out to  
267 the other Supervisors.

268

269 The action items were as follows:

- 270 • District Manager to contact Hillsborough County Public Works to resolve and install missing Speed  
271 Limit signs in the community
- 272 • District Manager and Field Operations Manager to notify Ballenger and Company regarding  
273 revision of the irrigation mapping proposal, to map proportionately to the CDD/HOA, with the  
274 HOA moving forward with their own mapping, and for Managers to acquire additional proposals  
275 for mapping for the next meeting
- 276 • Field Operations Manager to provide the Accurate Drilling warranty information
- 277 • GHS Environmental to address the Hydrilla growth and washout
- 278 • District Manager and Field Operations Manager to secure additional fountain maintenance  
279 proposals for July meeting
- 280 • Clubhouse Manager to log any complaints of Midge flies
- 281 • Stormwater Needs Analysis report to be submitted to Pasco County
- 282 • District Staff to review the Streetlight Agreements and bring back counts and recommendations to  
283 July meeting
- 284 • District Manager and Field Operations Manager to request proposals from RedTree and additional  
285 vendors to remediate the hole in the Dog Park with fill and a non-diggable material to prevent future  
286 digging
- 287 • Clubhouse Manager to send out an eblast containing a reminder of the purpose of the Dog Park,  
288 proper use of Cricket Courts, and activating the new access cards
- 289 • District Manager and Field Operations Manager to secure additional Maintenance Building project  
290 proposals for the next meeting
- 291 • RedTree/Staff to address the irrigation in the field next to the pool in Foxtail
- 292 • RedTree to provide proposals to replace dead trees

- 293 • Clubhouse Manager to use the card to purchase sod for the bare areas around the sidewalk near the  
294 playground
- 295 • District Manager to review the electrical invoices
- 296 • Board to submit a “Wish List” of proposed Capital Improvement projects at the July meeting
- 297 • District Manager and Field Operations Manager to prioritize community signage to replace with a  
298 new design
- 299 • Field Operations Manager to draft a list of areas to prioritize for pressure washing, send the list to  
300 the Board for their input, and request new proposals for July meeting
- 301 • Board Supervisors to send questions and concerns on the Vesta Agreement to District Manager for  
302 clarification by Neil Wayne
- 303 • Neil/Vesta to include the additional Summer Staff/Pool Attendant position as an addendum on the  
304 revised Vesta Agreement as a standard for each subsequent year
- 305 • District Counsel to draft an Addendum to the current Vesta Agreement to add additional Summer  
306 Staff/Pool Attendant 6/6/2022 – 9/6/2022 at a not to exceed \$7,000.00
- 307 • District Manager to contact Supervisors Heidi Clawson and George Smith for July 7, 2022, Meeting  
308 Quorum Check

309 **ELEVENTH ORDER OF BUSINESS – Adjournment**

310 Ms. Dobson asked for final questions, comments, or corrections before requesting a motion to  
311 adjourn the meeting. There being none, Mr. Pellán made a motion to adjourn the meeting.

312 On a MOTION by Mr. Pellán, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board adjourned  
313 the meeting at 9:18 p.m. for the Long Lake Ranch Community Development District.

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

317 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
318 **meeting held on July 7, 2022.**

319

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

320

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

321 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

## EXHIBIT 07

**Who:** Tish Dobson – District Manager

**What:** May 2022 Unaudited Financial Statements

**When:** 07-07-22

**Budget Impact:** N/A

**Decision:** N/A

# Long Lake Ranch Community Development District

Financial Statements  
(Unaudited)

Preliminary

Period Ending  
May 31, 2022

**Long Lake Ranch CDD**  
**Balance Sheet**  
**May 31, 2022**

	<b>General Fund</b>	<b>Reserve Fund</b>	<b>Debt Service 2014</b>	<b>Debt Service 2015</b>	<b>Debt Service 2016</b>	<b>TOTAL</b>
1 <b><u>ASSETS:</u></b>						
2 CASH	\$ 626,117	\$ 901,029	\$ -	\$ -	\$ -	\$ 1,527,145
3 CASH - DEBIT CARD	817	-	-	-	-	817
4 INVESTMENTS:						-
5 MONEY MARKET ACCOUNT - BU	95,356	-	-	-	-	95,356
6 TRUST - REVENUE ACCT	-	-	177,691	106,644	71,337	355,672
7 TRUST - RESERVE ACCT	-	-	318,994	117,969	96,584	533,547
8 TRUST - PREPAYMENT	-	-	281	-	122	403
9 ACCOUNTS RECEIVABLE	-	-	-	-	-	-
10 ASSESSMENTS RECEIVABLE - ON ROLL	7,226	-	1,802	1,332	1,092	11,451
11 DUE FROM OTHER FUNDS	-	1,769	5,789	4,278	3,507	15,343
12 PREPAID EXPENSES	2,891	-	-	-	-	2,891
13 DEPOSITS	38,637	-	-	-	-	38,637
14 <b>TOTAL ASSETS</b>	<b>\$ 771,044</b>	<b>\$ 902,797</b>	<b>\$ 504,557</b>	<b>\$ 230,223</b>	<b>\$ 172,642</b>	<b>\$ 2,581,263</b>
15 <b><u>LIABILITIES:</u></b>						
16 ACCOUNTS PAYABLE	\$ 1,827	\$ -	\$ -	\$ -	\$ -	\$ 1,827
17 SALES TAX	3	-	-	-	-	3
18 ACCRUED EXPENSES	-	-	-	-	-	-
19 DEFERRED REVENUE - ON-ROLL	7,226	-	1,802	1,332	1,092	11,451
20 DUE TO OTHER FUNDS	15,343	-	-	-	-	15,343
21 <b>TOTAL LIABILITIES</b>	<b>24,398</b>	<b>-</b>	<b>1,802</b>	<b>1,332</b>	<b>1,092</b>	<b>28,624</b>
22 <b><u>FUND BALANCE:</u></b>						
23 COMMITTED						-
24 NONSPENDABLE DEPOSITS	41,528	-	-	-	-	41,528
25 ASSIGNED: 2 MONTH OPERATING CAPITAL	201,740	-	-	-	-	201,740
26 RESTRICTED	-	443,490	509,453	222,026	174,681.05	1,349,650
27 UNASSIGNED	503,378	459,307	(6,697)	6,865	(3,130.87)	959,721
28 <b>TOTAL FUND BALANCE</b>	<b>746,645</b>	<b>902,797</b>	<b>502,756</b>	<b>228,891</b>	<b>171,550</b>	<b>2,552,639</b>
29 <b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 771,044</b>	<b>\$ 902,797</b>	<b>\$ 504,557</b>	<b>\$ 230,223</b>	<b>\$ 172,642</b>	<b>\$ 2,581,263</b>

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the Period From October 1, 2021 through May 31, 2022**

	<b>FY2022 Adopted Budget</b>	<b>FY2022 Budget Year-to-Date</b>	<b>FY2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>	<b>% Actual YTD / FY Budget</b>
<b>1 REVENUE</b>					
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 1,280,277	\$ 1,280,277	\$ 1,279,521	\$ (756)	100%
3 INTEREST REVENUE	-	-	91	91	
4 MISC. REVENUE	-	-	32,956	32,956	
5 FUND BALANCE FORWARD	75,000	-	-	-	
<b>6 TOTAL REVENUE</b>	<b>1,355,277</b>	<b>1,280,277</b>	<b>1,312,568</b>	<b>32,291</b>	<b>97%</b>
<b>7 EXPENDITURES</b>					
<b>8 FINANCIAL &amp; ADMINISTRATIVE:</b>					
9 BOARD OF SUPERVISORS SALARIES	9,600	6,400	7,200	(800)	75%
10 PAYROLL TAXES (BOS STAFF)	734	489	551	(61)	75%
11 PAYROLL SERVICE FEES	600	400	478	(78)	80%
12 ADMINISTRATIVE SERVICES	3,610	2,407	2,695	(289)	75%
13 MANAGEMENT CONSULTING SERVICES	18,530	12,353	11,318	1,036	61%
14 FINANCIAL & REVENUE COLLECTIONS	3,850	2,567	2,667	(100)	69%
15 ACCOUNTING SERVICES	16,850	11,233	11,667	(433)	69%
16 MEETING OVERCHARGES	500	333	648	(314)	130%
17 REGULATORY AND PERMIT FEES	175	175	175	-	100%
18 TAX COLLECTOR / PROPERTY APPRAISER	250	167	123	43	49%
19 BANK FEES	150	100	-	100	0%
20 AUDITING	6,000	4,000	-	4,000	0%
21 LEGAL ADVERTISEMENTS	1,500	1,000	359	641	24%
22 ENGINEERING SERVICES	17,000	11,333	8,126	3,207	48%
23 TECHNOLOGY SERVICES & WEBSITE ADMIN	2,015	2,015	2,164	(149)	107%
24 LEGAL SERVICES	30,000	20,000	31,027	(11,027)	103%
<b>16 TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>111,364</b>	<b>74,973</b>	<b>79,196</b>	<b>(4,224)</b>	<b>71%</b>



**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the Period From October 1, 2021 through May 31, 2022**

	<b>FY2022 Adopted Budget</b>	<b>FY2022 Budget Year-to-Date</b>	<b>FY2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>	<b>% Actual YTD / FY Budget</b>
<b>17 INSURANCE:</b>					
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%
<b>21 TOTAL INSURANCE</b>	<b>20,049</b>	<b>20,049</b>	<b>18,865</b>	<b>1,184</b>	<b>94%</b>
<b>22 DEBT SERVICE ADMINISTRATION:</b>					
23 DISCLOSURE REPORT	3,850	2,567	-	2,567	0%
24 ARBITRAGE REBATE	1,300	1,300	500	800	38%
25 TRUSTEE FEES	11,152	11,152	11,768	(616)	106%
<b>26 TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>16,302</b>	<b>15,019</b>	<b>12,268</b>	<b>2,751</b>	<b>75%</b>
<b>27 UTILITIES:</b>					
28 UTILITIES - ELECTRICITY	57,200	38,133	54,235	(16,102)	95%
29 UTILITIES - STREETLIGHTS	159,600	106,400	79,519	26,881	50%
30 UTILITIES - WATER/SEWER	33,000	22,000	3,683	18,317	11%
31 UTILITIES - SOLID WASTE REMOVAL	960	640	910	(270)	95%
<b>32 TOTAL UTILITIES</b>	<b>250,760</b>	<b>167,173</b>	<b>138,347</b>	<b>28,827</b>	<b>55%</b>
<b>33 SECURITY:</b>					
34 SECURITY MONITORING SERVICES	6,252	4,168	2,349	1,820	38%
35 SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT)	9,000	6,000	4,535	1,465	50%
<b>36 TOTAL SECURITY</b>	<b>15,252</b>	<b>10,168</b>	<b>6,884</b>	<b>3,285</b>	<b>45%</b>

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the Period From October 1, 2021 through May 31, 2022**

	<b>FY2022 Adopted Budget</b>	<b>FY2022 Budget Year-to-Date</b>	<b>FY2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>	<b>% Actual YTD / FY Budget</b>
<b>37 PHYSICAL ENVIRONMENT:</b>					
38 FIELD SERVICES	4,815	3,210	3,333	(123)	69%
39 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	2,500	1,667	-	1,667	0%
40 AQUATIC MAINTENANCE	29,520	19,680	18,526	1,154	63%
41 MITIGATION AREA MONITORING & MAINTENANCE	3,100	2,067	650	1,417	21%
42 AQUATIC PLANT REPLACEMENT	2,500	1,667	-	1,667	0%
43 STORMWATER SYSTEM MAINTENANCE	500	333	-	333	0%
44 MIDGE FLY TREATMENTS	-	-	-	-	
45 FISH STOCKING	11,100	7,400	-	7,400	0%
46 LAKE & POND MAINTENANCE	2,000	1,333	-	1,333	0%
47 ENTRY & WALLS MAINTENANCE	5,500	3,667	3,994	(327)	73%
48 LANDSCAPE MAINTENANCE - CONTRACT	183,982	122,655	122,125	530	66%
49 LANDSCAPE REPLACEMENT - MULCH	60,000	40,000	40,100	(100)	67%
50 LANDSCAPE REPLACEMENT - ANNUALS	24,000	16,000	15,453	547	64%
51 LANDSCAPE REPLACEMENT - PLANTS & SHRUBS	45,000	30,000	22,780	7,220	51%
52 FIRE ANT TREATMENT	1,500	1,000	-	1,000	0%
53 IRRIGATION REPAIRS & MAINTENANCE	6,000	4,000	1,317	2,683	22%
54 DECORATIVE LIGHT MAINTENANCE	9,050	9,050	8,900	150	98%
55 FIELD CONTINGENCY	-	-	-	-	
<b>56 TOTAL PHYSICAL ENVIRONMENT</b>	<b>391,067</b>	<b>263,728</b>	<b>237,178</b>	<b>26,550</b>	<b>61%</b>
<b>57 ROAD &amp; STREET FACILITIES</b>					
58 SIDEWALK REPAIR & MAINTENANCE	1,000	667	-	667	0%
59 ROADWAY REPAIR & MAINTENANCE	1,000	667	-	667	0%
60 STREET SIGN REPAIR & REPLACEMENT	2,500	1,667	4,400	(2,733)	176%
<b>61 TOTAL ROAD &amp; STREET FACILITIES</b>	<b>4,500</b>	<b>3,000</b>	<b>4,400</b>	<b>(1,400)</b>	<b>98%</b>

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the Period From October 1, 2021 through May 31, 2022**

	<b>FY2022 Adopted Budget</b>	<b>FY2022 Budget Year-to-Date</b>	<b>FY2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>	<b>% Actual YTD / FY Budget</b>
<b>62 PARKS AND RECREATION:</b>					
63 CLUBHOUSE MANAGEMENT	124,353	82,902	89,234	(6,332)	72%
64 MAINTENANCE & REPAIR	21,000	14,000	14,819	(819)	71%
65 OFFICE SUPPLIES	500	333	1,279	(945)	256%
66 FURNITURE REPAIR/REPLACEMENT	1,500	1,000	3,653	(2,653)	244%
67 CLUB FACILITY JANITORIAL	-	-	-	-	
68 POOL MAINTENANCE - CONTRACT	-	-	-	-	
69 POOL REPAIRS	1,500	1,000	-	1,000	0%
70 POOL PERMITS	1,000	667	-	667	0%
71 COMMUNICATIONS (TELE, FAX, INTERNET )	8,090	5,393	2,434	2,959	30%
72 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	2,000	1,333	-	1,333	0%
73 COMPUTER SUPPORT MAINTENANCE & REPAIR	1,000	667	-	667	0%
74 PLAYGROUND EQUIPMENT & MAINTENANCE	1,000	667	62	605	6%
75 ATHLETIC/PARK & COURT/FIELD REPAIRS	5,000	3,333	2,700	633	54%
76 DOG WASTE STATION SUPPLIES	-	-	-	-	
77 PEST CONTROL	2,460	1,640	746	894	30%
<b>78 TOTAL PARKS AND RECREATION</b>	<b>169,403</b>	<b>112,935</b>	<b>114,927</b>	<b>(1,992)</b>	<b>68%</b>
 79 OTHER FINANCING SOURCES - TRANSFER TO RESERVE	 231,580	 231,580	 231,580	 -	 100%
<b>80 TOTAL CONTINGENCY</b>	<b>231,580</b>	<b>231,580</b>	<b>231,580</b>	<b>-</b>	<b>100%</b>
 <b>81 TOTAL EXPENDITURES BEFORE CAPITAL RESERVES</b>	 <b>1,210,277</b>	 <b>898,625</b>	 <b>843,645</b>	 <b>54,980</b>	 <b>70%</b>
 <b>82 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES BEFORE PROJECT BUDGET</b>	 <b>145,000</b>	 <b>381,652</b>	 <b>468,923</b>	 <b>87,271</b>	



**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the Period From October 1, 2021 through May 31, 2022**

	<b>FY2022 Adopted Budget</b>	<b>FY2022 Budget Year-to-Date</b>	<b>FY2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>	<b>% Actual YTD / FY Budget</b>
83 <b>PROJECT BUDGET</b>					
84 PRESSURE WASHING	20,000	13,333	9,180	4,153	46%
85 CAPITAL OUTLAY	125,000	83,333	35,933	47,400	29%
86 <b>TOTAL CONTINGENCY</b>	<b>145,000</b>	<b>96,667</b>	<b>45,113</b>	<b>51,553</b>	<b>31%</b>
87 <b>TOTAL EXPENDITURES</b>	<b>1,355,277</b>	<b>995,292</b>	<b>888,758</b>	<b>106,534</b>	<b>66%</b>
88 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AFTER PROJECT BUDGET</b>	<b>-</b>	<b>284,985</b>	<b>423,810</b>	<b>35,718</b>	
89 <b>FUND BALANCE - BEGINNING - UNAUDITED</b>	276,740	276,740	322,836		
90 NET CHANGE IN FUND BALANCE			423,810		
91 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>276,740</b>		<b>746,645</b>		
92 COMMITTED					
93 NONSPENDABLE DEPOSITS	-		41,528		
94 DECREASE FOR FUND BALANCE FORWARD	75,000		-		
95 ASSIGNED			-		
96 2-MONTH WORKING CAPITAL	201,740		201,740		
97 UNASSIGNED	-		503,378		
98 <b>TOTAL FUND BALANCE</b>	<b>\$ 276,740</b>		<b>\$ 746,645</b>		

**Long Lake Ranch CDD**  
**Reserve Fund**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the Period From October 1, 2021 through May 31, 2022**

	<b>FY 2022 Adopted Budget</b>	<b>FY 2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>			
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	-
<b>6 TOTAL REVENUE</b>	<b>231,580</b>	<b>233,349</b>	<b>1,769</b>
<b>7 EXPENDITURES</b>			
<b>8 CONTINGENCY</b>			
9 CAPITAL RESERVES	-	-	-
<b>10 TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>11 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>231,580</b>	<b>233,349</b>	<b>1,769</b>
<b>12 FUND BALANCE - BEGINNING</b>	<b>669,449</b>	<b>669,449</b>	<b>-</b>
<b>13 FUND BALANCE - ENDING</b>	<b>\$ 901,029</b>	<b>\$ 902,797</b>	<b>\$ 1,769</b>

**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 May 31, 2022**

	<b>FY 2022 Adopted Budget</b>	<b>FY 2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 319,275	\$ 319,818	\$ 543
3 DISCOUNT (ASSESSMENTS)	-	-	-
4 INTEREST REVENUE	-	18	18
<b>5 TOTAL REVENUE</b>	<b>319,275</b>	<b>319,836</b>	<b>561</b>
<b>6 EXPENDITURES</b>			
7 INTEREST EXPENSE			
8 11/1/2021	-	118,153	(118,153)
9 5/1/2022	118,294	118,153	141
10 11/1/2022	115,903	-	115,903
11 PRINCIPAL RETIREMENT	85,000	85,000	-
12 COST OF ISSUANCE	-	-	-
<b>13 TOTAL EXPENDITURES</b>	<b>319,197</b>	<b>321,306</b>	<b>(2,109)</b>
<b>14 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>78</b>	<b>(1,470)</b>	<b>(1,548)</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 BOND PROCEEDS	-	-	-
17 TRANSFER IN (OUT)	-	-	-
<b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
19 FUND BALANCE - BEGINNING	504,226	504,226	-
<b>20 FUND BALANCE - ENDING</b>	<b>\$ 504,304</b>	<b>\$ 502,756</b>	<b>\$ (1,548)</b>

**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 May 31, 2022**

	<b>FY 2022 Adopted Budget</b>	<b>FY 2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 236,342	\$ 405
3 DISCOUNT (ASSESSMENTS)	-	-	-
4 INTEREST REVENUE	-	6	6
<b>5 TOTAL REVENUE</b>	<b>235,938</b>	<b>236,348</b>	<b>410</b>
<b>6 EXPENDITURES</b>			
7 INTEREST EXPENSE			
8 11/1/2021	-	89,769	(89,769)
9 5/1/2022	89,769	89,769	-
10 11/1/2022	88,119	-	88,119
11 PRINCIPAL RETIREMENT	55,000	55,000	-
12 COST OF ISSUANCE	-	-	-
<b>13 TOTAL EXPENDITURES</b>	<b>232,888</b>	<b>234,538</b>	<b>(1,650)</b>
<b>14 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>3,050</b>	<b>1,810</b>	<b>(1,240)</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 BOND PROCEEDS	-	-	-
17 TRANSFER IN (OUT)	-	-	-
<b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
19 FUND BALANCE - BEGINNING	227,081	227,081	-
<b>20 FUND BALANCE - ENDING</b>	<b>\$ 230,131</b>	<b>\$ 228,891</b>	<b>\$ (1,240)</b>



**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 May 31, 2022**

	<b>FY 2022 Adopted Budget</b>	<b>FY 2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 193,413	\$ 193,744	\$ 332
3 DISCOUNT (ASSESSMENTS)	-	-	-
4 INTEREST REVENUE	-	5	5
<b>5 TOTAL REVENUE</b>	<b>193,413</b>	<b>193,749</b>	<b>336</b>
<b>6 EXPENDITURES</b>			
7 INTEREST EXPENSE			
8 11/1/2021	-	64,734	(64,734)
9 5/1/2022	64,853	64,734	119
10 11/1/2022	63,553	-	63,553
11 PRINCIPAL RETIREMENT	65,000	65,000	-
12 COST OF ISSUANCE	-	-	-
<b>13 TOTAL EXPENDITURES</b>	<b>193,406</b>	<b>194,469</b>	<b>(1,063)</b>
<b>14 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>6</b>	<b>(720)</b>	<b>(726)</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 BOND PROCEEDS	-	-	-
17 TRANSFER IN (OUT)	-	-	-
<b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
19 FUND BALANCE - BEGINNING	172,270	172,270	-
<b>20 FUND BALANCE - ENDING</b>	<b>\$ 172,277</b>	<b>\$ 171,550</b>	<b>\$ (726)</b>

## EXHIBIT 08

**Who:** Tish Dobson – District Manager

**What:** May 2022 Operations & Maintenance

**When:** 07-07-22

**Budget Impact:** N/A

**Decision:** N/A

10:02 AM

06/30/22

**Long Lake Ranch CDD**  
**Check Detail**  
**May 2022**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>05062...</b>	<b>05/06/2022</b>	<b>George Smith, Jr</b>		<b>1101000 · Cash- Op...</b>		<b>-184.70</b>
Bill	20226	05/06/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Bill Pmt -Check</b>	<b>05132...</b>	<b>05/13/2022</b>	<b>George Smith, Jr</b>		<b>1101000 · Cash- Op...</b>		<b>-184.70</b>
Bill	20227	05/13/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Bill Pmt -Check</b>	<b>05062...</b>	<b>05/06/2022</b>	<b>Heidi Clawson</b>		<b>1101000 · Cash- Op...</b>		<b>-184.70</b>
Bill	20226	05/06/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Bill Pmt -Check</b>	<b>05132...</b>	<b>05/13/2022</b>	<b>Heidi Clawson</b>		<b>1101000 · Cash- Op...</b>		<b>-184.70</b>
Bill	20227	05/13/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Bill Pmt -Check</b>	<b>05062...</b>	<b>05/06/2022</b>	<b>Innovative Employ...</b>		<b>1101000 · Cash- Op...</b>		<b>-172.40</b>
Bill	092850	05/06/2022			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
<b>Bill Pmt -Check</b>	<b>05132...</b>	<b>05/13/2022</b>	<b>Innovative Employ...</b>		<b>1101000 · Cash- Op...</b>		<b>-172.40</b>
Bill	093008	05/13/2022			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

10:02 AM

06/30/22

**Long Lake Ranch CDD**  
**Check Detail**  
 May 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	05062...	05/06/2022	James Christopher...		1101000 · Cash- Op...		-184.70
Bill	20226	05/06/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	05132...	05/13/2022	James Christopher...		1101000 · Cash- Op...		-184.70
Bill	20227	05/13/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	17	05/06/2022	William Pellan		1101000 · Cash- Op...		-184.70
Bill	20226	05/06/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	18	05/13/2022	William Pellan		1101000 · Cash- Op...		-184.70
Bill	20227	05/13/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1407	05/03/2022	DPFG M&C		1101000 · Cash- Op...		-3,958.33
Bill	398268	05/01/2022			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	1408	05/05/2022	RedTree Landscap...		1101000 · Cash- Op...		-43,076.60
Bill	9889	03/02/2022			1560110 · Landscap...	-29,250.00	29,250.00
Bill	10397	05/01/2022			1560100 · Landscap...	-13,675.00	13,675.00
Bill	10418	05/03/2022			1560150 · Irrigation ...	-151.60	151.60
TOTAL						-43,076.60	43,076.60



10:02 AM

06/30/22

**Long Lake Ranch CDD**  
**Check Detail**  
May 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1409	05/12/2022	County Sanitation		1101000 · Cash- Op...		-83.95
Bill	25101...	05/01/2022			1540030 · Solid Wa...	-83.95	83.95
TOTAL						-83.95	83.95
Bill Pmt -Check	1410	05/12/2022	Pasco County Utilit...		1101000 · Cash- Op...		-985.12
Bill	16539...	05/03/2022			1540020 · Utilities - ...	-840.59	840.59
Bill	16539...	05/03/2022			1540020 · Utilities - ...	-144.53	144.53
TOTAL						-985.12	985.12
Bill Pmt -Check	1411	05/13/2022	Vesta Property Ser...		1101000 · Cash- Op...		0.00
TOTAL						0.00	0.00
Bill Pmt -Check	1413	05/16/2022	DCSI, Inc " Securit...		1101000 · Cash- Op...		-525.00
Bill	29600	05/16/2022			1550010 · Security ...	-525.00	525.00
TOTAL						-525.00	525.00
Bill Pmt -Check	1414	05/17/2022	Jumbo Painting		1101000 · Cash- Op...		-1,150.00
Bill	03-23J	05/03/2022			1580010 · Clubhous...	-575.00	575.00
Bill	03-24J	05/03/2022			1580010 · Clubhous...	-575.00	575.00
TOTAL						-1,150.00	1,150.00
Bill Pmt -Check	1415	05/17/2022	Duke Energy		1101000 · Cash- Op...		-14,757.43
Bill	9300 ...	05/10/2022			1540000 · Utilities - ...	-5,838.31	5,838.31
					1540010 · Utilities - ...	-5,838.32	5,838.32
					1540010 · Utilities - ...	-3,080.80	3,080.80
TOTAL						-14,757.43	14,757.43
Bill Pmt -Check	1416	05/20/2022	DPFG M&C		1101000 · Cash- Op...		-27.53
Bill	399011	04/30/2022			1510030 · Administr...	-27.53	27.53
TOTAL						-27.53	27.53

10:02 AM

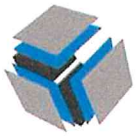
06/30/22

# Long Lake Ranch CDD

## Check Detail

### May 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>1417</b>	<b>05/20/2022</b>	<b>RedTree Landscap...</b>		<b>1101000 · Cash- Op...</b>		<b>-35,530.70</b>
Bill	9101	12/01/2021			1560100 · Landscap...	-13,675.00	13,675.00
Bill	9415	12/31/2021			1560150 · Irrigation ...	-180.70	180.70
Bill	9354	01/01/2022			1560100 · Landscap...	-13,675.00	13,675.00
Bill	9925	03/18/2022			1560130 · Landscap...	-5,500.00	5,500.00
Bill	10479	05/13/2022			1560130 · Landscap...	-2,500.00	2,500.00
TOTAL						-35,530.70	35,530.70
<b>Bill Pmt -Check</b>	<b>1418</b>	<b>05/23/2022</b>	<b>Vesta Property Ser...</b>		<b>1101000 · Cash- Op...</b>		<b>-19,952.46</b>
Bill	399114	05/01/2022			1580000 · Clubhous...	-9,976.23	9,976.23
Bill	399115	05/23/2022			1580000 · Clubhous...	-9,976.23	9,976.23
TOTAL						-19,952.46	19,952.46
<b>Bill Pmt -Check</b>	<b>1419</b>	<b>05/25/2022</b>	<b>RedTree Landscap...</b>		<b>1101000 · Cash- Op...</b>		<b>-10,500.00</b>
Bill	10515	05/24/2022			1590010 · Capital O...	-10,500.00	10,500.00
TOTAL						-10,500.00	10,500.00
<b>Bill Pmt -Check</b>	<b>1420</b>	<b>05/27/2022</b>	<b>Kutak Rock LLP</b>		<b>1101000 · Cash- Op...</b>		<b>-6,301.85</b>
Bill	3053251	05/25/2022			1510160 · Legal Ser...	-4,301.85	4,301.85
Bill	3053252	05/25/2022			1510160 · Legal Ser...	-2,000.00	2,000.00
TOTAL						-6,301.85	6,301.85
<b>Bill Pmt -Check</b>	<b>1421</b>	<b>05/31/2022</b>	<b>Johnson Engineeri...</b>		<b>1101000 · Cash- Op...</b>		<b>-952.50</b>
Bill	20192...	05/19/2022			1510140 · Engineeri...	-570.00	570.00
Bill	32	05/19/2022			1510140 · Engineeri...	-85.00	85.00
Bill	3	05/19/2022			1510140 · Engineeri...	-297.50	297.50
TOTAL						-952.50	952.50

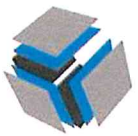


Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Y06910	CLAWSON	HEIDI	A	SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI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

Summary for Voucher:	000103	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/06/2022	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:	000102	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/06/2022	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
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								

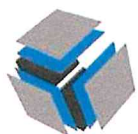
Summary for Voucher:	000104			Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/06/2022			200.00	0.00	200.00	0.00	15.30	184.70

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:	000101			Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/06/2022			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



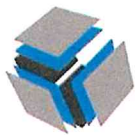


Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
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Grand Total:

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

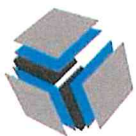


Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Y06910	CLAWSON	HEIDI	A	SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI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

Summary for Voucher:	000108		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/13/2022		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:	000107		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/13/2022		200.00	0.00	200.00	0.00	15.30	184.70



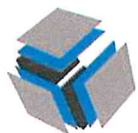
Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Z06911	PELLAN	WILLIAM		SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI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

Summary for Voucher:	000109		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/13/2022		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:	000106		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/13/2022		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

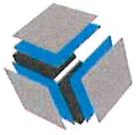


Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
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Grand Total:				Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
				800.00	0.00	800.00	0.00	61.20	738.80

Total Number of Employees: 4



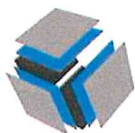


Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Y06910	CLAWSON	HEIDI	A	SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI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

Summary for Voucher:	000103		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/06/2022		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:	000102		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/06/2022		200.00	0.00	200.00	0.00	15.30	184.70



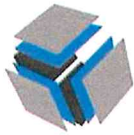
Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Z06911	PELLAN	WILLIAM		SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI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

Summary for Voucher:	000104		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/06/2022		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:	000101		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/06/2022		200.00	0.00	200.00	0.00	15.30	184.70

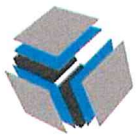
			Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
			800.00	0.00	800.00	0.00	61.20	738.80



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

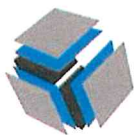


Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Y06910	CLAWSON	HEIDI	A	SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI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

Summary for Voucher:	000108			Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/13/2022			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:	000107			Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/13/2022			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
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								

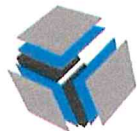
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Pay Date:	05/13/2022		200.00	0.00	200.00	0.00	15.30	184.70

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:	000106		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/13/2022		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

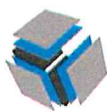




Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
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Grand Total:				Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
				800.00	0.00	800.00	0.00	61.20	738.80

Total Number of Employees: 4

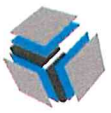


**CLAWSON, HEIDI A**

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

Tax Filing Info			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	2.00	5.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	000103	981921	0.00	184.70
U\$	200.00	200.00	400.00	1,000.00	FICA – MEDICARE	2.90	2.90	5.80	14.50				
Totals U	1.00	1.00	2.00	5.00	FICA – OASDI	12.40	12.40	24.80	62.00				
U\$	200.00	200.00	400.00	1,000.00	Total Deductions	15.30	15.30	30.60	76.50				
Net Totals	184.70	184.70	369.40	923.50									
										Paid Time Off			
										DESCRIPTION	CARRYFWD ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00
													0.00



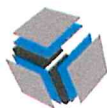
**KOFORD, JAMES C**

1312 MULTIFLORA LOOP	Employee ID X06909	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 08-16-1972

Tax Filing Info			Direct Deposit			
TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal	SS-0		#####7102	#####	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	2.00	5.00						000102	981922	0.00	184.70
U\$	200.00	200.00	400.00	1,000.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00				
					FICA – MEDICARE	2.90	2.90	5.80	14.50				
Totals U	1.00	1.00	2.00	5.00	FICA – OASDI	12.40	12.40	24.80	62.00				
U\$	200.00	200.00	400.00	1,000.00									
					Total Deductions	15.30	15.30	30.60	76.50				
Net Totals	184.70	184.70	369.40	923.50									
											Total PTO	0.00	0.00
												0.00	0.00

Paid Time Off			
DESCRIPTION	CARRYFWD ACCRUED	USED	BALANCE

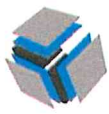


**PELLAN, WILLIAM**

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	2.00	5.00						000104	17	184.70	0.00		
U\$	200.00	200.00	400.00	1,000.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00						
					FICA – MEDICARE	2.90	2.90	5.80	14.50	<div>Paid Time Off</div> <div>DESCRIPTIONCARRYFWD ACCRUEDUSED BALANCE</div>					
Totals U	1.00	1.00	2.00	5.00	FICA – OASDI	12.40	12.40	24.80	62.00						
U\$	200.00	200.00	400.00	1,000.00											
					Total Deductions	15.30	15.30	30.60	76.50						
Net Totals	184.70	184.70	369.40	923.50											
											Total PTO	0.00	0.00	0.00	0.00

Paid Time Off			
DESCRIPTION	CARRYFWD	ACCRUED	USED BALANCE



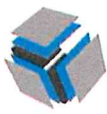
**SMITH JR, GEORGE E**

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

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

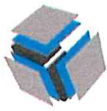
Earnings					Deductions					Disbursements			
TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT
SALARY U	1.00	1.00	2.00	5.00									
U\$	200.00	200.00	400.00	1,000.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	000101	981923	0.00	184.70
					FICA – MEDICARE	2.90	2.90	5.80	14.50				
Totals U	1.00	1.00	2.00	5.00	FICA – OASDI	12.40	12.40	24.80	62.00				
U\$	200.00	200.00	400.00	1,000.00									
					Total Deductions	15.30	15.30	30.60	76.50				
Net Totals	184.70	184.70	369.40	923.50									
										Paid Time Off			
										DESCRIPTION	CARRYFWD ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00
													0.00





**Totals for Department : (None) – (None)**

Earnings					Deductions					Paid Time Off				
TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
SALARY U	4.00	4.00	8.00	20.00										
U\$	800.00	800.00	1,600.00	4,000.00	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	23.20	58.00					
Totals U	4.00	4.00	8.00	20.00	FICA – OASDI	49.60	49.60	99.20	248.00					
U\$	800.00	800.00	1,600.00	4,000.00										
					Total Deductions	61.20	61.20	122.40	306.00					
Net Totals	738.80	738.80	1,477.60	3,694.00										



**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	8.00	20.00										
U\$	800.00	800.00	1,600.00	4,000.00	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	23.20	58.00					
H\$	0.00	0.00	0.00	0.00	FICA – OASDI	49.60	49.60	99.20	248.00					
					Total Deductions	61.20	61.20	122.40	306.00					
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	8.00	20.00										
U\$	800.00	800.00	1,600.00	4,000.00										
Net Totals	738.80	738.80	1,477.60	3,694.00										

Total Employee Count : 4



Invoice 092850  
Date 05/06/2022

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

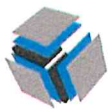
Pay Period Ending 05/31/2022  
Control Number 637-20226

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 Z06911 PELLAN WILLIAM	
<b>SUB-TOTAL ..</b>	<b>726.50</b>
<b>TOTAL INVOICE</b>	<b>726.50</b>

PAID - Ref  
Do Not Remit Payment

XXXXXXXXXX309

726.50

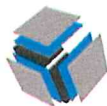


**CLAWSON, HEIDI A**

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

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

Earnings					Deductions					Disbursements			
TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT
SALARY U	1.00	2.00	3.00	6.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	000108	983946	0.00	184.70
U\$	200.00	400.00	600.00	1,200.00	FICA – MEDICARE	2.90	5.80	8.70	17.40				
Totals U	1.00	2.00	3.00	6.00	FICA – OASDI	12.40	24.80	37.20	74.40				
U\$	200.00	400.00	600.00	1,200.00	Total Deductions	15.30	30.60	45.90	91.80				
Net Totals	184.70	369.40	554.10	1,108.20									
										Paid Time Off			
										DESCRIPTION	CARRYFWD ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00

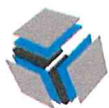


**KOFORD, JAMES C**

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	2.00	3.00	6.00									
U\$	200.00	400.00	600.00	1,200.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	000107	983947	0.00	184.70
					FICA – MEDICARE	2.90	5.80	8.70	17.40				
Totals U	1.00	2.00	3.00	6.00	FICA – OASDI	12.40	24.80	37.20	74.40				
U\$	200.00	400.00	600.00	1,200.00									
Net Totals	184.70	369.40	554.10	1,108.20	Total Deductions	15.30	30.60	45.90	91.80				
										Paid Time Off			
										DESCRIPTION	CARRYFWD ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00



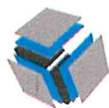


**PELLAN, WILLIAM**

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

Tax Filing Info			Direct Deposit			
TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal	SS-0					
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	2.00	3.00	6.00									
U\$	200.00	400.00	600.00	1,200.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	000109	18	184.70	0.00
					FICA – MEDICARE	2.90	5.80	8.70	17.40				
Totals U	1.00	2.00	3.00	6.00	FICA – OASDI	12.40	24.80	37.20	74.40				
U\$	200.00	400.00	600.00	1,200.00									
Net Totals	184.70	369.40	554.10	1,108.20	Total Deductions	15.30	30.60	45.90	91.80				
										Paid Time Off			
										DESCRIPTION	CARRYFWD ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00

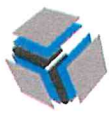


**SMITH JR, GEORGE E**

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

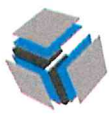
Tax Filing Info			Direct Deposit			
TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal	SS-0		#####3649	#####	C	Balance
FL						

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	2.00	3.00	6.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	000106	983948	0.00	184.70
U\$	200.00	400.00	600.00	1,200.00	FICA – MEDICARE	2.90	5.80	8.70	17.40				
Totals U	1.00	2.00	3.00	6.00	FICA – OASDI	12.40	24.80	37.20	74.40				
U\$	200.00	400.00	600.00	1,200.00	Total Deductions	15.30	30.60	45.90	91.80				
Net Totals	184.70	369.40	554.10	1,108.20									
										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	8.00	12.00	24.00										
U\$	800.00	1,600.00	2,400.00	4,800.00	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	23.20	34.80	69.60					
Totals U	4.00	8.00	12.00	24.00	FICA – OASDI	49.60	99.20	148.80	297.60					
U\$	800.00	1,600.00	2,400.00	4,800.00										
					Total Deductions	61.20	122.40	183.60	367.20					
Net Totals	738.80	1,477.60	2,216.40	4,432.80										



**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	8.00	12.00	24.00										
U\$	800.00	1,600.00	2,400.00	4,800.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	Total PTO	0.00	0.00	0.00	0.00
REGULAR (HRS) H	0.00	0.00	0.00	0.00	FICA – MEDICARE	11.60	23.20	34.80	69.60					
H\$	0.00	0.00	0.00	0.00	FICA – OASDI	49.60	99.20	148.80	297.60					
Totals H	0.00	0.00	0.00	0.00	Total Deductions	61.20	122.40	183.60	367.20					
H\$	0.00	0.00	0.00	0.00										
Totals U	4.00	8.00	12.00	24.00										
U\$	800.00	1,600.00	2,400.00	4,800.00										
Net Totals	738.80	1,477.60	2,216.40	4,432.80										

Total Employee Count : 4



Invoice 093008  
Date 05/13/2022

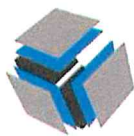
Pay Period Ending 05/31/2022  
Control Number 637-20227

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

GROSS WAGES	800.00
SOCIAL SECURITY & MEDICARE	61.20
FEDERAL UNEMPLOYMENT	0.00
STATE UNEMPLOYMENT	0.00
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
NET PAY CREDIT	-184.70
Check Amt Rebate -184.70 Z06911 PELLAN WILLIAM	
<b>SUB-TOTAL ..</b>	<b>726.50</b>
<b>TOTAL INVOICE</b>	<b>726.50</b>

PAID - Ref	XXXXXXXXXXXX309	726.50
Do Not Remit Payment		



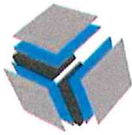


Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Y06910	CLAWSON	HEIDI	A	SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI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

Summary for Voucher:	000103	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/06/2022	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:	000102	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/06/2022	200.00	0.00	200.00	0.00	15.30	184.70



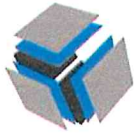
Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Z06911	PELLAN	WILLIAM		SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI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

Summary for Voucher:	000104								
Pay Date:	05/06/2022	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								

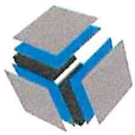
Summary for Voucher:	000101								
Pay Date:	05/06/2022	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay		
		200.00	0.00	200.00	0.00	15.30	184.70		

		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

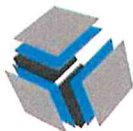


Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Y06910	CLAWSON	HEIDI	A	SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI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

Summary for Voucher:	000108	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/13/2022	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:	000107	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/13/2022	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
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								

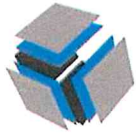
Summary for Voucher:	000109								
Pay Date:	05/13/2022	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay		
		200.00	0.00	200.00	0.00	15.30	184.70		

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:	000106								
Pay Date:	05/13/2022	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		

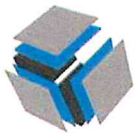




Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
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Grand Total:				Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
				800.00	0.00	800.00	0.00	61.20	738.80

Total Number of Employees: 4

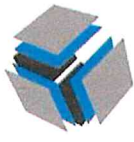


Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Y06910	CLAWSON	HEIDI	A	SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI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

Summary for Voucher:	000103	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/06/2022	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:	000102	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/06/2022	200.00	0.00	200.00	0.00	15.30	184.70



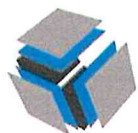
Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Z06911	PELLAN	WILLIAM		SAL	SALARY	P-1	1.00	200.0000	200.00
				00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Division:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Department:	***			00-12	FICA – OASDI	D-3	1.00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

Summary for Voucher:	000104		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/06/2022		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:	000101		Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/06/2022		200.00	0.00	200.00	0.00	15.30	184.70

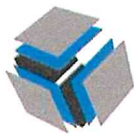
			Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
			800.00	0.00	800.00	0.00	61.20	738.80



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



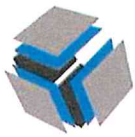
Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Y06910	CLAWSON	HEIDI	A	SAL	SALARY	P-1	1.00	200.0000	200.00
				00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Division:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Department:	***			00-12	FICA – OASDI	D-3	1.00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

Summary for Voucher:	000108	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/13/2022	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:	000107	Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/13/2022	200.00	0.00	200.00	0.00	15.30	184.70





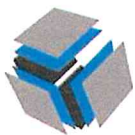
Employee ID	Last Name	First Name	Middle	Code	Pay Description	Type	Units	Rate	Amount Paid
Z06911	PELLAN	WILLIAM		SAL	SALARY	P-1	1.00	200.0000	200.00
Division:	***			00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
Department:	***			00-11	FICA – MEDICARE	D-2	1.00	-2.9000	-2.90
Location:	MAIN			00-12	FICA – OASDI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

Summary for Voucher:	000109			Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/13/2022			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:	000106			Gross Pay	Expenses	Gross Earnings	Deductions	Taxes	Net Pay
Pay Date:	05/13/2022			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



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** 5/1/2022

**Invoice #** 398268

**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

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 9889****BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

DATE  
03/02/2022PLEASE PAY  
\$29,250.00DUE DATE  
03/02/2022

ACTIVITY	QTY	RATE	AMOUNT
<b>Landscape Construction</b> Pine straw installation program, as per accepted proposal	4,500	6.50	29,250.00

**TOTAL DUE \$29,250.00**

THANK YOU.

Approved: please execute payment

*Brent Henman*

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 10397****BILL TO**

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

DATE  
05/01/2022PLEASE PAY  
\$13,675.00DUE DATE  
05/01/2022

ACTIVITY	QTY	RATE	AMOUNT
<b>Grounds Maintenance</b>	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**

Approved: please execute payment

*Brent Henman*

THANK YOU.



**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 10418****BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE  
05/03/2022PLEASE PAY  
\$151.60DUE DATE  
05/03/2022

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed 4/5/22:			
Repaired (2) damaged heads in park area that comes from controller inside pool area. Also, replaced (2) maxie jet stakes and nozzles do to vandalism. Also, repaired poly pipe line.			
<b>Sales</b> 6" pop ups	2	18.75	37.50
<b>Sales</b> 1/2" coupling	1	0.50	0.50
<b>Sales</b> maxie jet stakes	2	1.50	3.00
<b>Sales</b> maxie jet nozzles	2	0.30	0.60
<b>Sales</b> Labor - technician 2 x 1hr	2	55.00	110.00

**TOTAL DUE****\$151.60**

THANK YOU.

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

Phone (727)522-5794

Website [www.countysanitationservice.com](http://www.countysanitationservice.com)

INVOICE# 25101309

INV DATE 05/01/22

ACCOUNT# 456755

DUE DATE 05/25/22

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				
04/21/22	24105411	PAYMENT RECEIVED (Thank you)		1386	83.95
05/01/22	25101309	1 6Y BIN 1XW	TRASH REMOVAL	05/01/22-05/31/22	<83.95>
05/01/22	25101309	1 ADMIN FEE	ADMIN FEE	05/01/22	80.00
					3.95
<p>RECEIVED MAY 09 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# 25101309	CURRENT	30 DAY	60 DAY	90 DAY	DATE 05/01/22
ACCT# 456755	83.95				PAGE 1 OF 1

\$.00 per month late charge assessed on past due amounts

PLEASE PAY  
THIS AMOUNT

83.95



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](mailto:utilcustserv@pascocountyfl.net)  
Pay By Phone: 1-855-786-5344



21 1 1  
42-52316

LONG LAKE RANCH CDD

Service Address: 0 COMMUNITY CENTER

Bill Number: 16539111

Billing Date: 5/3/2022

Billing Period: 3/18/2022 to 4/19/2022

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.  
Please visit [bit.ly/pcurates](http://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	3/18/2022	21276	4/19/2022	21407	32	131

Usage History

Water	Irrigation
April 2022	131.00
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

Transactions

Previous Bill	82.72
Payment 04/21/22	-82.72 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	38.06
Water Charges 50.0 Thousand Gals X \$3.19	159.50
Water Charges 25.0 Thousand Gals X \$6.39	159.75
Water Charges 56.0 Thousand Gals X \$8.63	483.28
<b>Total Current Transactions</b>	<b>840.59</b>
<b>TOTAL BALANCE DUE</b>	<b>\$840.59</b>

RECEIVED 05 09 2022

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://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 # 0928090  
Customer # 01307800  
Balance Forward 0.00  
Current Transactions 840.59

**Total Balance Due \$840.59**  
**Due Date 5/20/2022**

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

013078005092809061653911110000840598



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

[utilcusiserv@pascocountyfl.net](mailto:utilcusiserv@pascocountyfl.net)  
Pay By Phone: 1-855-786-5344



22 1 1  
42-52316

LONG LAKE RANCH CDD

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

Bill Number: 16539115

Billing Date: 5/3/2022

Billing Period: 3/18/2022 to 4/19/2022

**New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.**  
Please visit [bit.ly/pcurates](http://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	3/18/2022	291	4/19/2022	293	32	2

Usage History

Water  
April 2022 2  
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

Transactions

Previous Bill 194.15  
Payment 04/21/22 -194.15 CR  
**Balance Forward** 0.00  
Current Transactions  
Water  
Water Base Charge 38.06  
Water Tier 1 2.0 Thousand Gals X \$2.01 4.02  
Sewer  
Sewer Base Charge 89.93  
Sewer Charges 2.0 Thousand Gals X \$6.26 12.52  
**Total Current Transactions** 144.53  
**TOTAL BALANCE DUE \$144.53**

RECEIVED MAY 09 2022

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.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 # 0928725  
Customer # 01307800  
Balance Forward 0.00  
Current Transactions 144.53

**Total Balance Due \$144.53**  
**Due Date 5/20/2022**

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

013078005092872571653911590000144537



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
29600	05/16/2022	\$525.00	05/31/2022	Net 15	

**P.O. NUMBER**  
10238

**SALES REP**  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/09/2022	<b>Access/ Gate</b> 2000PGGMV HID Access Cards  Card #s: 3600-3699  FC: 101	100	5.25	525.00

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

**BALANCE DUE**

**\$525.00**



# Jumbo Painting, INC

John Mancilla  
8417 N. Ashley St.  
Tampa, FL 33604  
813. 648.1715  
Info@JumboPainting.com

Job #:22-01  
Date:05/03/2022

INVOICE #03-23J  
DATE: 5/3/2022

**CUSTOMER:**  
**DPFG Management & Consulting**

**SITE ADDRESS:**  
Long Lake Ranch  
19037 Long Lake Ranch Blvd  
Lutz, FLA 33558  
Primrose Mailbox Kiosk Structure

## DESCRIPTION OF WORK:

- Exterior Repaint of Mailbox Structure
- Areas to paint cleaned, prepped and primed with Loxon Conditioner + Primer
- Application of Duration Sherwin Williams final coat

Invoice Subtotal: \$1,150.00

Deposit Received: -\$575.00

Balance Due: \$575.00

Please all checks payable to Jumbo Painting, Inc.

Total due in 30 days. Overdue accounts subject to a service charge of 35% per month.

## Our Guarantee:

We are confident in our work, therefore offer our clients Three Year Workmanship Warranty.  
Jumbo Painting, INC., provides a 3-year limited workmanship warranty, guaranteeing the quality of work we provide to our clients. For a period of 36 months from the completion of this date of the work performed in this contract, Jumbo Painting, Inc.

Warrants against chipping, cracking, or blistering of paint resulting from faulty workmanship.

Request for warranty will be inspected by Jumbo Painting, INC before repair is done in faulty workmanship.

In addition, notice of this claim under this warranty, must be promptly reported to Jumbo Painting, and its officials.

Warranty does not cover the following areas: Environmental/Weather related damages- mildew, rotten wood, damage, etc. Structural related problems, rust or normal wear and tear. Damages related to neglect, improper drainage, standing water, by other elements of fire, chemicals.

(I/WE) HAVE EXPLAINED THE JOB STATED HEREIN, THEY HAVE SHOWN TO (ME/US) AND (I/WE) FIND THE JOB TO BE SATISFACTORY, AND HERBY ACCEPT THE JOB AS COMPLETE. FINAL PAYMENT AND RECIEPT OF THIS WARRANTY ACHNOLWEDKEGES THATALL WORK HAS BEEN COMPLETED.

Signature of Authorized Representative: \_\_\_\_\_

Date: \_\_\_\_\_

Approved: please execute payment *Brent Henman*

# Jumbo Painting, INC

INVOICE #03-24J  
DATE: 5/3/2022

John Mancilla  
8417 N. Ashley St.  
Tampa, FL 33604  
813. 648.1715  
Info@JumboPainting.com

Job #:22-03  
Date:05/03/2022

**CUSTOMER:**  
DPFG Management & Consulting

**SITE ADDRESS:**  
Long Lake Ranch  
19037 Long Lake Ranch Blvd  
Lutz, FLA 33558  
Foxtail Mailbox Kiosk Structure

## DESCRIPTION OF WORK:

- Exterior Repaint of Mailbox Structure
- Areas to paint cleaned, prepped and primed with Loxon Conditioner + Primer
- Application of Duration Sherwin Williams final coat

Invoice Subtotal: \$1,150.00

Deposit Received: -\$575.00

Balance Due: \$575.00

Please all checks payable to Jumbo Painting, Inc.

Total due in 30 days. Overdue accounts subject to a service charge of 35% per month.

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Signature of Authorized Representative: \_\_\_\_\_

Date: \_\_\_\_\_

Approved: please execute payment

*Brent Henman*



duke-energy.com  
877.372.8477

## Your Summary Bill

Page 1 of 12

LONG LAKE RANCH COMM DEV DIS

Bill date May 10, 2022  
For service Apr 2 - May 2  
31 days

### Billing summary

Collective account number 9300 0001 2497

Previous Amount Due	\$14,634.70
Payment Received May 03	-14,634.70
Current Electric Charges	4,271.92
Current Lighting Charges	10,325.37
Taxes	160.14
<b>Total Amount Due May 31</b>	<b>\$14,757.43</b>

If you have questions, you can reach us at [collectivebillingdef@duke-energy.com](mailto:collectivebillingdef@duke-energy.com).

RECEIVED MAY 17 2022

### Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.62
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	73.00
910089634607	2091 SERENOA DR SIGN LUTZ FL 33558	30.54
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.46
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.44
910089624358	1642 SUNLAKE BLVD SIGN LUTZ FL 33558	30.58

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Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://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

#### Amount due

**\$14,757.43**  
by May 31

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

000178 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

88930000012497000660000000000000147574300014757435





## We're here for you

### Report an emergency

Electric outage  
duke-energy.com/outages  
800.228.8485

### Convenient ways to pay your bill

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

### Help managing your account (not applicable for all customers)

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

### General questions or concerns

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

### Call before you dig

Call  
800.432.4770 or 811

### Check utility rates

Check rates and charges  
duke-energy.com/rates

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. 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	301.52
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,577.35
910089562682	0000 NATURE VIEW DR LITE LUTZ FL 33558	3,080.80
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.48
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	389.05
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	330.24
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	361.33
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	30.48
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	30.51
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	5,718.66
910089428893	2444 SUNLAKE BLVD LITE LUTZ FL 33558	30.66
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,361.11
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.50
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	505.68
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	176.21
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	455.28

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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	\$14,757.43





## Billing details

Account Information	Billing Details				Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.47	\$30.00
	Meter Number:	4513470	Energy Charge	4.94	
	Bill Period:	Apr 02 - May 02	Fuel Charge	2.73	
	Present Read:	1125	Asset Securitization Charge	0.12	
	Previous Read:	1068	Minimum Bill Adjustment	6.74	
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.47	\$71.13
	Meter Number:	1049037	Energy Charge	35.30	
	Bill Period:	Apr 02 - May 02	Fuel Charge	19.53	
	Present Read:	30584	Asset Securitization Charge	0.83	
	Previous Read:	30176			
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR SIGN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.47	\$30.00
	Meter Number:	8246384	Energy Charge	3.38	
	Bill Period:	Apr 02 - May 02	Fuel Charge	1.87	
	Present Read:	680	Asset Securitization Charge	0.08	
	Previous Read:	641	Minimum Bill Adjustment	9.20	
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.47	\$30.00
	Meter Number:	3410166	Energy Charge	1.22	
	Bill Period:	Apr 02 - May 02	Fuel Charge	0.67	
	Present Read:	820	Asset Securitization Charge	0.03	
	Previous Read:	806	Minimum Bill Adjustment	12.61	
				Regulatory Assessment Fee	0.01
				Gross Receipts Tax	0.53
				<b>Total</b>	<b>\$30.54</b>
				Regulatory Assessment Fee	0.01
				Gross Receipts Tax	0.45
				<b>Total</b>	<b>\$0.46</b>

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Billing details - continued

Account Information	Billing Details			Amounts
			<b>Total</b>	<b>\$30.46</b>
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	\$30.00
	Meter Number: 4463323	Energy Charge	0.87	
	Bill Period: Apr 02 - May 02	Fuel Charge	0.48	
	Present Read: 239	Asset Securitization Charge	0.02	
	Previous Read: 229	Minimum Bill	13.16	
	Billed Usage: 10	Adjustment		
	Billed kWh 10.000			
		Regulatory	0.01	\$0.44
		Assessment Fee		
		Gross Receipts Tax	0.43	
		<b>Total</b>		<b>\$30.44</b>
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD SIGN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	\$30.00
	Meter Number: 915209	Energy Charge	4.06	
	Bill Period: Apr 02 - May 02	Fuel Charge	2.25	
	Present Read: 748	Asset Securitization Charge	0.10	
	Previous Read: 701	Minimum Bill	8.12	
	Billed Usage: 47	Adjustment		
	Billed kWh 47.000			
		Regulatory	0.02	\$0.58
		Assessment Fee		
		Gross Receipts Tax	0.56	
		<b>Total</b>		<b>\$30.58</b>
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	\$293.78
	Meter Number: 4465473	Energy Charge	176.50	
	Bill Period: Apr 02 - May 02	Fuel Charge	97.65	
	Present Read: 38922	Asset Securitization Charge	4.16	
	Previous Read: 36882			
	Billed Usage: 2040			
	Billed kWh 2040.000			
		Regulatory	0.21	\$7.74
		Assessment Fee		
		Gross Receipts Tax	7.53	
		<b>Total</b>		<b>\$301.52</b>
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.63	\$1,571.48
	Bill Period: Apr 02 - May 02	Energy Charge	79.67	
	SV FLAGLER ACR 9500L	Fuel Charge	102.18	
		Asset Securitization Charge	1.50	
		SV FLAGLER ACR 9500L	729.91	
		SV FLAGLER ACR 9500L	86.48	



### Billing details - continued

Account Information	Billing Details		Amounts
	16 DEC CNCRT W/ DEC BS/WSHNGTN	570.11	\$5.87
	Regulatory	1.13	
	Assessment Fee		
	Gross Receipts Tax	4.74	
	Total		\$1,577.35
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LITE LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		\$3,067.80
	Bill Period: Apr 02 - May 02		
	SV DRC27500 1,296	Customer Charge 1.63	
	SV FLAGLER ACR 3,969	Energy Charge 182.12	
	9500L	Fuel Charge 233.61	
		Asset Securitization 3.42	
		Charge	
		SV DRC27500 136.68	
		SV FLAGLER ACR 1,257.93	
		9500L	
		SV DRC27500 22.20	
		SV FLAGLER ACR 149.04	
		9500L	
		35 TT CNCRT/N-FLD 98.64	
		MOUNT/1-4FIX	\$13.00
		16 DEC CNCRT W/ DEC BS/WSHNGTN	
		982.53	
	Regulatory	2.21	\$13.00
	Assessment Fee		
	Gross Receipts Tax	10.79	
	Total		\$3,080.80
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$30.00
	Meter Number: 8246383	Customer Charge 15.47	
	Bill Period: Apr 02 - May 02	Energy Charge 1.82	
	Present Read: 469	Fuel Charge 1.01	
	Previous Read: 448	Asset Securitization 0.04	
	Billed Usage: 21	Charge	
	Billed kWh 21.000	Minimum Bill 11.66	\$0.48
		Adjustment	
		Regulatory 0.01	
		Assessment Fee	
		Gross Receipts Tax 0.47	\$0.48
	Total		\$30.48
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$379.06
	Meter Number: 1049785	Customer Charge 15.47	
	Bill Period: Apr 02 - May 02	Energy Charge 230.58	
	Present Read: 37558	Fuel Charge 127.57	
	Previous Read: 34893	Asset Securitization 5.44	
	Billed Usage: 2665	Charge	
	Billed kWh 2665.000		\$9.99
		Regulatory 0.27	





### Billing details - continued

Account Information	Billing Details		Amounts
		Assessment Fee	
		Gross Receipts Tax 9.72	
		<b>Total</b>	<b>\$389.05</b>
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 15.47	\$321.76
	Meter Number: 4451364	Energy Charge 194.24	
	Bill Period: Apr 02 - May 02	Fuel Charge 107.47	
	Present Read: 39286	Asset Securitization Charge 4.58	
	Previous Read: 37041		
	Billed Usage: 2245		
	Billed kWh 2245.000		
		Regulatory 0.23	\$8.48
		Assessment Fee	
		Gross Receipts Tax 8.25	
		<b>Total</b>	<b>\$330.24</b>
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 15.47	\$352.05
	Meter Number: 2778290	Energy Charge 213.45	
	Bill Period: Apr 02 - May 02	Fuel Charge 118.10	
	Present Read: 37383	Asset Securitization Charge 5.03	
	Previous Read: 34916		
	Billed Usage: 2467		
	Billed kWh 2467.000		
		Regulatory 0.25	\$9.28
		Assessment Fee	
		Gross Receipts Tax 9.03	
		<b>Total</b>	<b>\$361.33</b>
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 15.47	\$30.00
	Meter Number: 8263689	Energy Charge 3.64	
	Bill Period: Apr 02 - May 02	Fuel Charge 2.01	
	Present Read: 447	Asset Securitization Charge 0.09	
	Previous Read: 405		
	Billed Usage: 42	Minimum Bill Adjustment 8.79	
	Billed kWh 42.000		
		Regulatory 0.02	\$0.56
		Assessment Fee	
		Gross Receipts Tax 0.54	
		<b>Total</b>	<b>\$30.56</b>
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 15.47	\$30.00
	Meter Number: 8246382	Energy Charge 1.22	
	Bill Period: Apr 02 - May 02	Fuel Charge 0.67	
	Present Read: 258	Asset Securitization Charge 0.03	
	Previous Read: 244		
	Billed Usage: 14	Minimum Bill Adjustment 12.61	
	Billed kWh 14.000		



Billing details - continued

Account Information	Billing Details				Amounts
			Regulatory	0.01	\$0.46
			Assessment Fee		
			Gross Receipts Tax	0.45	
			Total		\$30.46
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR SIGN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.47	\$30.00
	Meter Number:	4470114	Energy Charge	1.82	
	Bill Period:	Apr 02 - May 02	Fuel Charge	1.01	
	Present Read:	449	Asset Securitization	0.04	
	Previous Read:	428	Charge		
	Billed Usage:	21	Minimum Bill	11.66	
	Billed kWh	21.000	Adjustment		
			Regulatory	0.01	\$0.48
			Assessment Fee		
			Gross Receipts Tax	0.47	
			Total		\$30.48
	910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.47
Meter Number:		4522761	Energy Charge	2.60	
Bill Period:		Apr 02 - May 02	Fuel Charge	1.44	
Present Read:		492	Asset Securitization	0.06	
Previous Read:		462	Charge		
Billed Usage:		30	Minimum Bill	10.43	
Billed kWh		30.000	Adjustment		
		Regulatory	0.01	\$0.51	
		Assessment Fee			
		Gross Receipts Tax	0.50		
		Total		\$30.51	
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558		Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.63
	Bill Period:	Apr 02 - May 02	Energy Charge	481.95	
	54W MITCH LED PT	19	Fuel Charge	618.21	
	CLR		Asset Securitization	9.06	
	SV DRC27500	9,504	Charge		
	SV FLAGLER ACR	4,410	54W MITCH LED PT	18.24	
	9500L		CLR		
			SV DRC27500	1,002.32	
			SV FLAGLER ACR	1,397.70	
			9500L		
			54W MITCH LED PT	1.39	
			CLR		
			SV DRC27500	162.80	
			SV FLAGLER ACR	165.60	
			9500L		
			35 TT CNCRT/N-FLD	723.36	
			MOUNT/1-4FIX		
			16 DEC CNCRT W/	1,103.83	

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Billing details - continued

Account Information	Billing Details		Amounts
	DEC BS/WSHNGTN		\$32.57
	Regulatory	4.09	
	Assessment Fee		
	Gross Receipts Tax	28.48	
	Total		\$5,718.66
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LITE LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$30.00
	Customer Charge	15.47	
	Meter Number: 4465449	Energy Charge	
	Bill Period: Apr 02 - May 02	Fuel Charge	
	Present Read: 1137	Asset Securitization	
	Previous Read: 1066	Charge	
	Billed Usage: 71	Minimum Bill	\$0.66
	Billed kWh 71.000	Adjustment	
	Regulatory	0.02	
	Assessment Fee		
	Gross Receipts Tax	0.64	
	Total		\$30.66
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$1,326.16
	Customer Charge	15.47	
	Meter Number: 222519	Energy Charge	
	Bill Period: Apr 02 - May 02	Fuel Charge	
	Present Read: 140657	Asset Securitization	
	Previous Read: 131050	Charge	
	Billed Usage: 9607	Minimum Bill	\$34.95
	Billed kWh 9607.000	Adjustment	
	Regulatory	0.95	
	Assessment Fee		
	Gross Receipts Tax	34.00	
	Total		\$1,361.11
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$30.00
	Customer Charge	15.47	
	Meter Number: 915370	Energy Charge	
	Bill Period: Apr 02 - May 02	Fuel Charge	
	Present Read: 452	Asset Securitization	
	Previous Read: 425	Charge	
	Billed Usage: 27	Minimum Bill	\$0.50
	Billed kWh 27.000	Adjustment	
	Regulatory	0.01	
	Assessment Fee		
	Gross Receipts Tax	0.49	
	Total		\$30.50
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$492.70
	Customer Charge	15.47	
	Meter Number: 5407312	Energy Charge	
	Bill Period: Apr 02 - May 02	Fuel Charge	
	Present Read: 213857	Asset Securitization	
	Previous Read: 210359	Charge	

### Billing details - continued

Account Information	Billing Details		Amounts
	Billed Usage:	3498	\$12.98
	Billed kWh	3498.000	
	Regulatory	0.35	
	Assessment Fee		
	Gross Receipts Tax	12.63	\$505.68
	Total		
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$171.69
	Customer Charge	15.47	
	Meter Number:	2778178	
	Energy Charge	99.07	
	Bill Period:	Apr 02 - May 02	
	Fuel Charge	54.81	
	Present Read:	15733	
	Asset Securitization Charge	2.34	
	Previous Read:	14588	
	Billed Usage:	1145	
	Billed kWh	1145.000	\$4.52
	Regulatory	0.12	
	Assessment Fee		
	Gross Receipts Tax	4.40	
	Total		\$176.21
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$443.59
	Customer Charge	15.47	
	Meter Number:	1015813	
	Energy Charge	271.50	
	Bill Period:	Apr 02 - May 02	
	Fuel Charge	150.22	
	Present Read:	213351	
	Asset Securitization Charge	6.40	
	Previous Read:	210213	
	Billed Usage:	3138	
	Billed kWh	3138.000	\$11.69
	Regulatory	0.32	
	Assessment Fee		
	Gross Receipts Tax	11.37	
	Total		\$455.28
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$30.00
	Customer Charge	15.47	
	Meter Number:	915368	
	Energy Charge	2.00	
	Bill Period:	Apr 02 - May 02	
	Fuel Charge	1.10	
	Present Read:	423	
	Asset Securitization Charge	0.05	
	Previous Read:	400	
	Billed Usage:	23	
	Billed kWh	23.000	\$0.49
	Minimum Bill Adjustment	11.38	
	Regulatory	0.01	
	Assessment Fee		
	Gross Receipts Tax	0.48	\$30.49
	Total		
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$30.00
	Customer Charge	15.47	
	Meter Number:	2775809	
	Energy Charge	0.26	
	Bill Period:	Apr 02 - May 02	
	Fuel Charge	0.14	
	Present Read:	61	
	Asset Securitization	0.01	

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duke-energy.com  
877.372.8477

Account number 9300 0001 2497

### Billing details - continued

Account Information	Billing Details			Amounts
	Previous Read:	58	Charge	
	Billed Usage:	3	Minimum Bill	14.12
	Billed kWh	3.000	Adjustment	
			Regulatory	0.01
			Assessment Fee	\$0.42
			Gross Receipts Tax	0.41
			<b>Total</b>	<b>\$30.42</b>
			<b>Total Amount Due</b>	<b>\$14,757.43</b>



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 #208  
Lake Mary FL 32746

***Invoice***

**Date** 4/30/2022

**Invoice #** 399011

**In Reference To:**

**April Billable Expenses**

**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
Billable Expenses			
NINA ADHAV - ACCOUNTS RECEIVABLE			10.93
NINA ADHAV - PC CONSULTANTS			16.60
Total Billable Expenses			27.53

**Total** \$27.53

WORLDWIDE EXPRESS  
PO BOX 733360  
DALLAS TX 75373

## Remittance Advice

Your payment is due May 12, 2022  
Invoice Number: 2204109906  
Invoice Date: 04/27/2022  
Account Number: W021088396  
UPS Shipper Number: E10A79



Payments received by the Due Date	
Amount Due	\$ 111.27

Payments received after the Due Date	
Amount Due	\$ 137.47

VESTA PROPERTY SERVICES  
245 RIVERSIDE AVE STE 250  
JACKSONVILLE FL 32202

Remit To:  
WORLDWIDE EXPRESS  
P.O. BOX 733360  
DALLAS TX 75373

To ensure proper credit, return this portion with your payment.  
Please make checks payable to Worldwide Express.  
To avoid late fees, allow 5 or more days for postal delivery.



VESTA PROPERTY SERVICES  
250 INTERNATIONAL PKWY  
LAKE MARY FL 32746

Invoice Number: 2204109906  
Invoice Date: April 27, 2022  
Account/Shipper Number: W021088396/E10A79  
Amount Due: \$111.27  
**Invoice Questions?**  
**Contact your Worldwide Express Office**  
Phone: 833-5WE-SHIP  
Fax: (904) 322-5058

### Summary of Charges

Gross Shipment Charges	\$	132.82
Earned Discounts	\$	(26.20)
Service Charges	\$	4.65

### Account Aging Summary

Balance Current	\$	361.17
1 - 30 Days	\$	37.91
Over 30 days	\$	-
Over 60 days	\$	-
Over 90 days	\$	-
Total Amount Outstanding	\$	399.08

Amount due by due date	\$	111.27
Amount due after due date	\$	137.47

Worldwide Express payment terms require payment of this invoice by May 12, 2022

Earned discounts apply only to invoices that are paid within payment terms.

Late fees may be assessed on past due balances, as allowed by law.

Where allowed by state law, credit card payments are subject to a surcharge of up to 3%, which will not be greater than the cost of acceptance.

The Worldwide Express mark is a trademark of Worldwide Express Operations, LLC, which provides UPS, LTL and FTL transportation services. For more information regarding Worldwide Express and our service offerings, please contact your local Worldwide Express office or visit our website, [www.wwex.com](http://www.wwex.com). Some Worldwide Express offices are individually owned and operated by franchisees of Worldwide Express Operations, LLC. Freight services connected to this document are provided by Worldwide Express in its capacity as a freight broker, pursuant to its property brokerage authority issued by the U.S. Department of Transportation Federal Motor Carrier Safety Administration. Worldwide Express is not a motor carrier. All prices are subject to change. Please see [wwex.com/legal](http://wwex.com/legal) for full terms and conditions.



For change of address, complete this form:

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Apt/Suite: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

EBill Email: \_\_\_\_\_

\_\_\_\_\_  
Authorizing Signature



Invoice No 2204109906  
 Invoice Date 04/27/2022  
 Account No W021088396/E10A79  
 Account VESTA PROPERTY SERVICES



## INVOICE SUMMARIES

### REFERENCE CODE SUMMARY

Reference Code	Items	List Price	Discount Price
AVALON GROVES CDD-B	1	\$ 20.13	\$ 16.60
AVIARY CDD NB	1	\$ 38.17	\$ 29.36
DPFG-B	1	\$ 20.13	\$ 16.60
LONG LAKE RANCH CDD -B	1	\$ 14.21	\$ 10.93
TRIPLE CREEK CDD NB	1	\$ 14.21	\$ 10.93
UNION PARK-NB	1	\$ 25.97	\$ 22.20
Total Billed	6	\$ 132.82	\$ 106.62

### REFERENCE CODE 2 SUMMARY

Reference Code 2	Items	List Price	Discount Price
DPFG MANAGEMENT AND CONSULTING	6	\$ 132.82	\$ 106.62
Total Billed	6	\$ 132.82	\$ 106.62

**Invoice No** 2204109906  
**Invoice Date** 04/27/2022  
**Account No** W021088396/E10A79  
**Account** VESTA PROPERTY SERVICES



## Original Charges

Invoice Detail				Billing	
				List Price	Discount Price
UPS No: 1ZE10A790397661096		Shipper	Receiver	Freight	12.17 9.36
Pickup Date	04/15/2022	DPFG MANAGEMENT	ADMIRAL OUTDOOR FURNITURE	Fuel Surcharge	2.04 1.57
Service Level	Commercial Ground	CONSULTING	707 SW 20TH STREET		
Weight	1 lb	250 INTERNATIONAL PKWY	OCALA		
Zone	002	LAKE MARY	FL 34471		
Payer	Shipper	FL 32746			
		NINA ADHAV	ACCOUNTS RECEIVABLE		
Bill Reference: Long Lake Ranch CDD -B					
Bill Reference: DPFG Management and Consulting					
- Carrier has audited this shipment and it has been reweighed from its tendered weight of 1-lbs				Total	14.21 10.93
UPS No: 1ZE10A790392200039		Shipper	Receiver	Freight	12.17 9.36
Pickup Date	04/15/2022	DPFG MANAGEMENT	PC CONSULTANTS	Residential Surcharge	4.85 4.85
Service Level	Residential Ground	CONSULTING	4853 PENNECOTT WAY	Fuel Surcharge	3.11 2.39
Weight	1 lb	250 INTERNATIONAL PKWY	WESLEY CHAPEL		
Zone	002	LAKE MARY	FL 33544		
Payer	Shipper	FL 32746			
		NINA ADHAV	PC CONSULTANTS		
Bill Reference: DPFG-B					
Bill Reference: DPFG Management and Consulting					
- Carrier has audited this shipment and it has been reweighed from its tendered weight of 1-lbs				Total	20.13 16.60
UPS No: 1ZE10A790295746518		Shipper	Receiver	Freight	31.60 24.31
Pickup Date	04/20/2022	DPFG MANAGEMENT	US BANK NA-CDD	Fuel Surcharge	6.57 5.05
Service Level	2nd Day	CONSULTING	1200 ENERGY PARK DR		
Weight	1 lb	250 INTERNATIONAL PKWY	LOCKBOX SERVICES-12-2657		
Zone	206	LAKE MARY	SAINT PAUL		
Payer	Shipper	FL 32746	MN 55108		
		LOGAN MUETHER	BRETT SAWYER		
Bill Reference: Aviary CDD NB					
Bill Reference: DPFG Management and Consulting					
- Carrier has audited this shipment and it has been reweighed from its tendered weight of 1-lbs				Total	38.17 29.36
UPS No: 1ZE10A790396769508		Shipper	Receiver	Freight	12.17 9.36
Pickup Date	04/20/2022	DPFG MANAGEMENT	BNY MELLON	Fuel Surcharge	2.04 1.57
Service Level	Commercial Ground	CONSULTING	4655 SALISBURY RD		
Weight	1 lb	250 INTERNATIONAL PKWY	SUITE 300		
Zone	002	LAKE MARY	JACKSONVILLE		
Payer	Shipper	FL 32746	FL 32256		
		LOGAN MUETHER	CAROLINE COWART		
Bill Reference: Triple Creek CDD NB					
Bill Reference: DPFG Management and Consulting					
- Carrier has audited this shipment and it has been reweighed from its tendered weight of 1-lbs				Total	14.21 10.93
UPS No: 1ZE10A790394216242		Shipper	Receiver	Freight	12.17 9.36
Pickup Date	04/20/2022	DPFG MANAGEMENT	REGIONS BANK	Residential Surcharge	4.85 4.85
Service Level	Residential Ground	CONSULTING	37 WEYANOKE LANE	Fuel Surcharge	3.11 2.39
Weight	1 lb	250 INTERNATIONAL PKWY	PALM COAST		
Zone	002	LAKE MARY	FL 32164		
Payer	Shipper	FL 32746			
		NINA ADHAV	C/O JANET RICCARDO V		
Bill Reference: Avalon Groves CDD-B					
Bill Reference: DPFG Management and Consulting				Total	20.13 16.60

**Invoice No** 2204109906  
**Invoice Date** 04/27/2022  
**Account No** W021088396/E10A79  
**Account** VESTA PROPERTY SERVICES



Invoice Detail				Billing	List Price	Discount Price
<b>UPS No:</b> 1ZE10A790392068059	Shipper	Receiver		Freight	12.17	9.36
<b>Pickup Date</b> 04/21/2022	DPFG MANAGEMENT	REED ELECTRIC LLC		Residential Surcharge	4.85	4.85
<b>Service Level</b> Residential Ground	CONSULTING	7814 BOYETTE RD		Delivery Area Surcharge	4.80	4.80
<b>Weight</b> 1 lb	250 INTERNATIONAL PKWY	WESLEY CHAPEL		Fuel Surcharge	4.15	3.19
<b>Zone</b> 002	LAKE MARY	FL 33545				
<b>Payer</b> Shipper	FL 32746					
	APRIL ODOM	REED ELECTRIC				
Bill Reference: Union Park-NB						
Bill Reference: DPFG Management and Consulting						
- Carrier has audited this shipment and it has been reweighed from its tendered weight of 1-lbs				<b>Total</b>	25.97	22.20

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 9101****BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

DATE  
12/01/2021PLEASE PAY  
\$13,675.00DUE DATE  
12/01/2021

ACTIVITY	QTY	RATE	AMOUNT
<b>Grounds Maintenance</b>	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

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redtreelandscapesystems.com

**Invoice 9415****BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

DATE  
12/31/2021PLEASE PAY  
\$180.70DUE 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.			
<b>Sales</b> 1" coupling	1	1.00	1.00
<b>Sales</b> 1" pvc pipe, white per foot	3	0.65	1.95
<b>Sales</b> 3/4" x 1" male adaptor TxS	1	2.75	2.75
<b>Sales</b> Trip charge	1	65.00	65.00
<b>Sales</b> 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

s

redtreelandscapesystems.com

**Invoice 9354****BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

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

ACTIVITY	QTY	RATE	AMOUNT
<b>Grounds Maintenance</b>	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 9925****BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

DATE  
03/18/2022PLEASE PAY  
\$5,500.00DUE DATE  
03/18/2022

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

**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  
05/13/2022PLEASE PAY  
\$2,500.00DUE DATE  
05/13/2022

ACTIVITY	QTY	RATE	AMOUNT
Arbor care / landscape clean up performed as per proposal dated 2/17/22:			
<b>Arbor Care</b>	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.

**Nina S. Adhav**

---

**From:** Shima Pakzadian  
**Sent:** Saturday, May 21, 2022 8:42 PM  
**To:** April E. Odom  
**Subject:** FW: Vesta Property Services: Invoice #399114

Please process for long lake

**Sincerely,**

**Shima Pakzadian**

Accounts Payable



250 International Pkwy, Suite 208  
Lake Mary, FL 32746  
P: 321. 263. 0132 Ext 735  
[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)

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**From:** Taylor Woolley (twoolley@vestapropertyservices.com) <system@sent-via.netsuite.com>  
**Sent:** Wednesday, May 18, 2022 1:57 PM  
**To:** Shima Pakzadian <spakzadian@dpfgmc.com>  
**Subject:** Vesta Property Services: Invoice #399114



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

## Invoice

Date 5/1/2022  
Invoice # 399114  
Terms  
Due Date 5/1/2022  
Memo May 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
Amount Due			\$9,976.23



**Nina S. Adhav**

---

**From:** Shima Pakzadian  
**Sent:** Saturday, May 21, 2022 8:42 PM  
**To:** April E. Odom  
**Subject:** FW: Vesta Property Services: Invoice #399115

Please process for long lake

**Sincerely,**

**Shima Pakzadian**

Accounts Payable



250 International Pkwy, Suite 208

Lake Mary, FL 32746

P: 321. 263. 0132 Ext 735

[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)

---

**From:** Taylor Woolley (twoolley@vestapropertyservices.com) <system@sent-via.netsuite.com>  
**Sent:** Wednesday, May 18, 2022 1:57 PM  
**To:** Shima Pakzadian <spakzadian@dpfgmc.com>  
**Subject:** Vesta Property Services: Invoice #399115



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

## Invoice

Date 6/1/2022  
Invoice # 399115  
Terms  
Due Date 6/1/2022  
Memo June 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
<b>Amount Due</b>			<b>\$9,976.23</b>

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 10515****BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE  
05/24/2022PLEASE PAY  
\$10,500.00DUE DATE  
05/24/2022

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per proposal dated 4/15/22: REVISED - 19636 LONG LAKE RANCH: GRADING REPAIR PROPOSAL <b>Landscape Construction</b> Kill existing bahia and partial area of resident's zoysia turf designated for removal. Removal of all bahia sod that was laid over improper grade. Removal of identified portion of resident's zoysia turf. Removal of fill dirt that was installed upon top of existing grade on CDD retention pond banks to restore grade to original condition (back yard). Repair grade and landscape where it was damaged by construction equipment (side yard) including part of resident's side yard. Re-grade top level of fill dirt properly. Installation of bahia sod and zoysia over all damaged areas. Installation of (15) 3 gl. fakahatchee grasses to create bed along the side of the home.	1	10,500.00	10,500.00

**TOTAL DUE****\$10,500.00**

THANK YOU.

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 25, 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. 3053251

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

Approved for payment: *High Dobson*  
Date: 5-26-2022  
Coding: Legal Services

Invoice No. 3053251  
12123-1

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Re: General Counsel

## For Professional Legal Services Rendered

04/05/22	S. Sandy	2.30	621.00	Review amenity policies; confer with staff regarding Admiral status
04/06/22	J. Brown	0.50	135.00	Review status of outstanding complaints; review status of same; follow-up with Admiral Furniture
04/06/22	S. Sandy	0.90	243.00	Follow-up regarding outstanding demand letters; confer with McGaffney regarding same; confer with Ruhlig regarding amenity policies; confer with Twomey regarding District merger
04/07/22	J. Brown	0.50	135.00	Confer with Admiral Furniture regarding settlement; follow-up internally regarding same
04/07/22	S. Sandy	0.20	54.00	Confer with McGaffney and Pellan regarding Admiral settlement offer
04/08/22	A. Barber	1.70	246.50	Review correspondence regarding litigation; conference with Brown regarding same; review complaint;

**KUTAK ROCK LLP**

Long Lake Ranch CDD

May 25, 2022

Client Matter No. 12123-1

Invoice No. 3053251

Page 2

04/08/22	J. Brown	0.30	81.00	review local rules regarding small claims filings; prepare complaint, civil cover sheet, and summons; email to Brown regarding same
04/08/22	D. Wilbourn	0.80	116.00	Review notes regarding board direction and approval for contract disputes; work session with Barber regarding small claims complaint
04/11/22	J. Brown	1.40	378.00	Research agreement with HOA for landscape maintenance
04/12/22	A. Barber	1.00	145.00	Follow-up regarding settlement with Admiral Furniture and small claims complaint against Stewart Tennis; review and revise claim for filing
04/12/22	J. Brown	0.40	108.00	Prepare updated Statement of Claim to include edits; prepare exhibits for same; finalize and file
04/12/22	S. Sandy	0.20	54.00	Review statement of claim against Stewart Tennis for filing; correspondence with Admiral Furniture regarding settlement
04/15/22	J. Brown	0.40	108.00	Confer with staff regarding Admiral settlement
04/15/22	S. Sandy	0.10	27.00	Coordinate and follow-up regarding various small claims items; review correspondence
04/18/22	J. Brown	0.30	81.00	Confer with Basler regarding clean-up deed; review correspondence from McGaffney regarding Admiral and Waligora
04/18/22	S. Sandy	0.20	54.00	Miscellaneous follow-up regarding small claims matters
04/19/22	A. Barber	0.20	29.00	Follow-up regarding outstanding items related to Admiral Furniture and Waligora
04/19/22	J. Brown	0.70	189.00	Conference with Brown regarding contact with Admiral; review of docket in order to determine status of summons
				Review, revise, and forward settlement agreement regarding Waligora property and activities;

**KUTAK ROCK LLP**

Long Lake Ranch CDD  
 May 25, 2022  
 Client Matter No. 12123-1  
 Invoice No. 3053251  
 Page 3

04/20/22	A. Barber	1.30	188.50	correspondence regarding Admiral Furniture settlement
04/20/22	S. Sandy	0.30	81.00	Prepare Limited License and Reimbursement Agreement regarding Waligora matter
04/21/22	A. Barber	0.50	72.50	Review correspondence regarding HOA irrigation issue; confer with Chang regarding same; follow-up regarding Admiral Furniture payment
04/26/22	A. Barber	0.80	116.00	Confer with Pasco County Clerk of Court regarding summons; prepare summons and file
04/26/22	J. Brown	0.20	54.00	Review summons issued by clerk; communicate with Nolan Process Service regarding service to Stewart Tennis; provide summons and statement of claim to Nolan Process Service; email to Brown and Hancock regarding hearing date and Notice of Service
04/26/22	S. Sandy	0.20	54.00	Follow-up regarding Admiral settlement; review regarding service on Stewart Tennis
04/26/22	D. Wilbourn	0.30	43.50	Confer with McGaffney and Odom regarding settlement check to Admiral
04/27/22	J. Brown	0.20	54.00	Prepare O&M declaring and budget approval resolution
04/28/22	J. Brown	0.40	108.00	Follow-up regarding service on Stewart Tennis
04/28/22	S. Sandy	0.50	135.00	Follow-up and correspondence related to small claim related to tennis court work and other small claims matters
04/29/22	J. Brown	0.30	81.00	Follow-up regarding Stewart fencing issue; prepare license agreement with the Waligoras
04/29/22	S. Sandy	0.70	189.00	Follow-up regarding Stewart Tennis and potential settlement
				Prepare Waligora license agreement; confer with McGaffney regarding



**KUTAK ROCK LLP**

Long Lake Ranch CDD  
May 25, 2022  
Client Matter No. 12123-1  
Invoice No. 3053251  
Page 4

same; conduct follow-up regarding  
Stewart Tennis settlement

TOTAL HOURS	17.80	
TOTAL FOR SERVICES RENDERED		\$3,981.00
DISBURSEMENTS		
Filing and Court Fees	320.85	
TOTAL DISBURSEMENTS		<u>320.85</u>
TOTAL CURRENT AMOUNT DUE		<u>\$4,301.85</u>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 25, 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. 3053252

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

Approved for payment: *Tish Dobson*

Date: 5-26-2022

Coding: Legal Services

Invoice No. 3053252

12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

04/04/22	S. Sandy	Review Vesta addendum; confer with Pellan regarding same
04/06/22	S. Sandy	Prepare for Board meeting
04/07/22	S. Sandy	Prepare for and attend Board meeting; conduct follow-up regarding same
04/08/22	S. Sandy	Prepare license agreement; conduct meeting follow-up
04/26/22	S. Sandy	Confer regarding FY 2023 budget documents
04/28/22	S. Sandy	Confer with Pellan regarding general election
04/28/22	D. Wilbourn	Confer with Sandy and provide information related to general election qualification

TOTAL FOR SERVICES RENDERED \$2,000.00

TOTAL CURRENT AMOUNT DUE \$2,000.00

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

# Invoice

RECEIVED MAY 26 2022

May 19, 2022

Project No: 20192175-003

Invoice No: 2

Project Manager Philip Chang

FEID #59-1173834

Howard (Mac) McGaffney

Long Lake Ranch CDD

c/o DPFG

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 May 8, 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	85 %	3,230.00	2,660.00	570.00	570.00
02	Report	1,710.00	LS	0 %	0.00	0.00	0.00	1,710.00
Totals		5,510.00			3,230.00	2,660.00	570.00	2,280.00

SUB-TOTAL PROFESSIONAL SERVICES:

570.00

INVOICE TOTAL:

570.00

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 DPGF

250 International Pkwy, Suite 280

Lake Mary, FL 32746

# Invoice

RECEIVED MAY 26 2022

May 19, 2022

Project No: 20192175-000

Invoice No: 32

FEID #59-1173834

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

Professional Services through May 8, 2022

Phase 01 General Engineering Services

**Professional Personnel**

	Hours	Rate	Amount	
Professional 6				
Chang, Philip 4/20/2022	.50	170.00	85.00	
Search Heidt files for irrigation plans;				
Totals	.50		85.00	
<b>Total Labor</b>				<b>85.00</b>
		<b>Total this Phase</b>		<b>\$85.00</b>
		<b>Total this Invoice</b>		<b>\$85.00</b>

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

Approved for payment: *Phil Dotson*  
Date: 5/27/2022  
Coding: Engineering Services

# Invoice

RECEIVED MAY 26 2022

Project Manager Philip Chang

May 19, 2022

Project No: 20192175-002

Invoice No: 3

FEID #59-1173834

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

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 May 8, 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	13%	942.50	645.00	297.50	6,057.50
	Totals	7,000.00			942.50	645.00	297.50	6,057.50

SUB-TOTAL PROFESSIONAL SERVICES:

297.50

INVOICE TOTAL:

297.50

## **Summary of professional services**

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
01 - Utility Bldg Civil Site Plan Permitting			
Professional 2			
Cammock, Lenroy	4/25/2022	.50	60.00
Revised Exhibit			
Professional 6			
Chang, Philip	4/13/2022	.50	95.00
Updates to plan per Board comments;			
Chang, Philip	4/22/2022	.25	47.50



Project	20192175-002	Long Lake Ranch Utility Bldg Site Plan			Invoice	3
Review information from utility building company; Coordination related to utility building site plan;						
Chang, Philip	4/25/2022	.50	Hrs@	190.00		95.00
Revisions per FOM & chair						
01 - Utility Bldg Civil Site Plan Permitting Total		1.75				297.50

## EXHIBIT 09

**Who:** Tish Dobson – District Manager

**What:** Vesta Amenity Management Proposal & Contract

**When:** 07-07-22

**Budget Impact:** TBD

**Decision:** Board to approve the Vesta amenity management proposal and contract for the 2023 fiscal year.

**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:** Kutak Rock LLP  
107 West College Ave.  
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](mailto: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 A**

Services	Hours or Frequency (Recommendation)	FY 2023 10/1/2022 – 09/30/2023	FY 2024 10/1/2023 – 09/30/2024	FY 2025 10/1/2024 – 09/30/2025	Notes
*Amenity management contract/Facility Manager	8 hours/day (40 hours - M-F) <b>(2080 total hours)</b>	\$73,678.00	\$76,256.73	\$78,925.72	<i>Fixed annual cost</i>
*Facility Attendant	8 hours/day, Saturday & Sunday (832 total hours)	\$15,808.00	\$16,640.00	\$17,472.00	<i>Based on maximum hours worked with addendum needed for additional hours as needed</i>
*Facility Maintenance	4 hours/day (M-F) (1,040 total hours)	\$27,040.00	\$28,080.00	\$29,120.00	<i>Based on maximum hours worked with addendum needed for additional hours as needed</i>
*Summer FA/Pool Monitor (June 6 – September 6) 13 Weeks	4 hours/day (7 days a week for 13 weeks) (364 total hours)	\$6,916.00	\$7,280.00	\$7,644.00	<i>Based on maximum hours worked with addendum needed for additional hours as needed</i>
<b>Total</b>		<b>\$123,442</b>	<b>\$128,257</b>	<b>\$133,162</b>	

*\*Salaried and hourly rates include monthly management fee and payroll burden for each position.*

Services	Frequency	FY 2023 10/1/2022 – 09/30/2023	FY 2024 10/1/2023 – 09/30/2024	FY 2025 10/1/2024 – 09/30/2025	Notes
Pool cleaning	Monday, Wednesday, Friday	\$27,780.00	\$28,891.00	\$30,050.00	<i>Fixed annual cost</i>
<b>Total</b>		<b>\$27,780.00</b>	<b>\$28,891.00</b>	<b>\$30,050.00</b>	

*\* Services include labor and supplies. A separate proposal will be presented with scope of work.*

<b>Combined totals (All in cost)</b>		<b>\$151,222</b>	<b>\$157,148</b>	<b>\$163,212</b>
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## EXHIBIT 10

**Who:** Tish Dobson – District Manager

**What:** Pool Entry Gate Repair Proposal Options

**When:** 07-07-22

**Budget Impact:** TBD

**Decision:** Board to approve one of three options for pool entry gate repair proposal options.

11302 N. Nebraska Ave  
Tampa, FL 33612  
Ph: (813) 885-2777  
Fx: (813) 885-2444

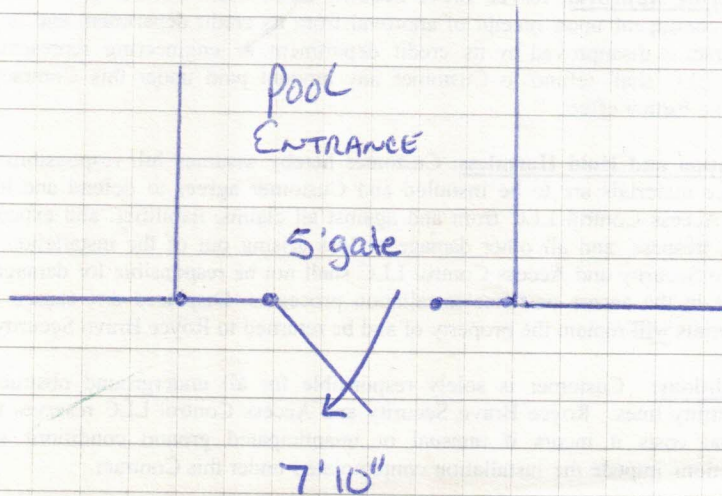


Name LONG LAKE RANCH Date MAY 17, 22  
Address \_\_\_\_\_ Home \_\_\_\_\_  
City, St, Zip \_\_\_\_\_ Work AARON #  
Job Site 19037 LONGLAKE RANCH Cell 352-212-1528  
Site Phone LUTZ FI 33558 Fax \_\_\_\_\_

Type	Height	Style	Pickets	Rails	Posts	G A T E S	Size	Top	Swing
<input type="checkbox"/> Wood	<u>6'</u>	<u>3 RAIL FLUSHTOP</u>					42"	<input type="checkbox"/> Arched	In Out
<input type="checkbox"/> Vinyl							48"	<input type="checkbox"/> Flat	
<input type="checkbox"/> Aluminum					<u>3" GATE RAILS</u>		<u>①</u> 60"	<input type="checkbox"/> Scalloped	Up-Hill
<input type="checkbox"/> Steel	Installation:		Tear Down	Concrete	Good Side			<input type="checkbox"/> Estate	Down-Hill
<input type="checkbox"/> Chain Link	<u>8' LF W/ ① GATE</u>		<u>8'</u>	<u>REQUIRES CORE</u>	In <u>Out</u>		<u>POX</u>		

- ☐ Top of Fence Level  
☐ Average Grade  
☐ Follow Ground Grade

REMOVE EXISTING FENCE & CONTROLS  
INSTALL APPROX 8' LF OF NEW STEEL POWDER COATED BLACK 3 RAIL FLUSHTOP FENCE WITH GATE ARCHED FROM 6' TO 62"  
GATE TO INCLUDE LOCKBOX WITH LEVER KNOB & Z BRACKET FOR EXISTING MAG LICK. GATE CLOSER WITH MOUNT PLATE WELDED TO GATE



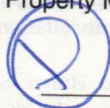
6' HIGH \$3,260.00

8' HIGH \$3,675.00

Special Instructions: \_\_\_\_\_

MANAGER @ LONGLAKE RANCH CLUB.COM

I, \_\_\_\_\_, hereby certify that I am the Owner / Property Manager (Circle One) of the property referenced above. I hereby attest to be authorized to enter into this contract for said property.



Signature of Owner / Agent

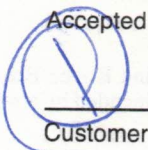
#### Customer Responsibilities:

- ☐ Permit N/A
- ☒ Association Approval
- ☒ Clear Fence Line
- ☒ Underground Cables
- ☒ Sprinkler System
- ☒ Electric hook-up
- ☒ Copy of Survey
- ☒ Customer Initials ✓

Terms & Conditions: 50% Deposit; balance due at completion. Proposal is valid for 30 days.

The undersigned Customer signing this Contract below authorizes Bravo Fence to order materials and initiate work in accordance with this Contract, including without limitation Bravo Fence's Standard Terms and Conditions set forth on the back of this Contract, which are incorporated into this Contract for all purposes (facsimile is equivalent to original):

Accepted by: \_\_\_\_\_



Customer

Date \_\_\_\_\_

SALES REP: THOMAS

TOTAL PRICE: \_\_\_\_\_

LESS DEPOSIT: \_\_\_\_\_

BALANCE DUE: \_\_\_\_\_



## What To Expect When Expecting...A Fence!

**Thank you for choosing Bravo Fence! We work hard to inform our customers so they have a smooth experience.**

(Please see the Terms & Conditions on your proposal for other important information.)

**UTILITIES:** Bravo calls the 411 utility locate service to locate any underground utilities that may be nearby. You may see flags or spray paint marks in your grass. Please leave these markings intact until your project is complete. Initial \_\_\_\_\_

**UNMARKED LINES:** The locating service will not mark any irrigation or water lines; Bravo is not responsible for unmarked lines. Only the Homeowner can mark known locations of:

- Underground irrigation lines, house water supply and pool plumbing
  - French Drains and related materials
  - Any power, water, cable or gas that the utility locators do not or did not mark.
- Initial \_\_\_\_\_

**PERMITS & VARIANCES:** Florida allows owners to pull their own permits (if required). You can do this yourself or to hire our staff at an additional charge. Either way, it is important that the job not begin until the permit is displayed prominently. Fence Codes vary by municipality; it is the responsibility of the homeowner to obtain desired code variances prior to work start; re-work required by a municipality will be paid for by the homeowner. Initial \_\_\_\_\_

**HOA'S:** Most HOA's require approval prior to installation. Please communicate with us regarding the status of your approval, as the schedule can be impacted. Initial \_\_\_\_\_

**ORDER OF HOME IMPROVEMENTS:** Major construction should go first: Pool installation, home additions and even painting of the exterior. Fence should be installed **before** minor construction such as pavers, landscaping, sod...etc. NOTE: *It is possible for you to incur a mobilization charge if we come out to the site but cannot perform work due to other contractors.* Please keep in contact with our office to insure the successful coordination and installation of your fence. Initial \_\_\_\_\_

**SCHEDULE:** Bravo works hard to maintain a schedule, but construction delays are common on the start or completion of jobs. Bravo tries to communicate these shifts in real-time. It's important to remain flexible with the understanding that we want to complete prior jobs completely before starting the next one. Bravo does not reimburse time-off taken by homeowners. Initial \_\_\_\_\_

**FENCE LOCATION:** You are responsible for the location of the fence. If you cannot provide / find the property line markers, it is recommended that you have a survey done to ensure your fence is located properly and not encroaching on a neighboring property, utility easement or other. If you give Bravo a survey, Bravo will voluntarily attempt to find your markers. If we cannot find them within 30 minutes, we will call you and you can decide if you want to pay us on an hourly basis to continue the search, or you can bring in a surveyor. Initial \_\_\_\_\_

**CLEAR FENCE LINES:** Before the fence installation, some clearing may be required. We need 2 feet clear of brush, vegetation, yard art, sheds, etc. on either side of the fence, and 2 feet on the picket-side of wood fences. Trees should be trimmed up to a height of 6.5 feet minimum for 6' high fences. If you want to keep something you have hanging on the fence, remove it before the day of installation. Bravo can clear and dispose of vegetation at \$60/hour. Heavy materials (like concrete) can cost more due to dump fees. Initial \_\_\_\_\_

**APPEARANCE OF THE FENCE:** Most yards are not perfectly level. Chose your installation method and indicate it on the front page of your proposal. Changes to this selection must be made in writing before installation:

- Follow Ground Grade** is recommended for **pet owners**. The bottom of the fence will remain 2" off the ground along the fence line as much as possible. However, this style may impact the look of the top of the fence. You might have small gaps that you can fill with sod or dirt, etc.
- Average Grade** is the **most common** selection. The fence follows the ground contour but does not adjust for holes or low spots. The **average** space between the ground and the bottom of your fence is 2". Use sod and/or dirt to fill gaps as you see fit.
- Top of Fence Level/Stepping:** The fence is level across the top, often leaving large gaps at the bottom of the fence. If there is a slope, the fence will **step down** as grade drops. You can have large gaps where the fence steps down, particularly at gates, and you need to consider this carefully if you have outdoor pets. Filling these gaps can be difficult. Initial \_\_\_\_\_

**DAY OF INSTALLATION:** It is important that you be present at the start and completion of your project. If you have any question, please call the office or your estimator as the crew is not able to answer all questions.

- PETS:** Secure pets away from the work area. Alert your neighbors to do the same.
- CHANGES:** Bravo crews are trained to follow the written plan. If you want to change the plan, contact the office to avoid confusion. Job changes can increase or decrease your project price.
- LOCATION:** The crew will set a string line based on the property pins as you marked (see FENCE LOCATION).
- NOISE:** While we do not allow radios, powered equipment can be noisy. Alert neighbors who work the night shift!
- UNFORESEEN HARD DIGS:** Buried obstacles (limerock, concrete, buried tree stumps) that were not visible at time of estimate will incur an additional charge of \$50/hole to cover equipment and labor.
- The leveling of the fence is done towards the end of the process.
- CLEANUP:** After the fence is installed, they will clean it and rake out spoils in the grass. We can remove spoils for a fee.
- If the crew does not finish, the crew will return the following work day to finish your job.
- WORK STOPPAGE:** If you wish the crew to stop for any reason, please call the office. There will be a mobilization fee between \$200 and \$300 to complete the job. The fee depends on how far the job is from our office.
- When finishing, the crew leader will ask you to walk the fence line; Any adjustments should be made at that time.
- Be kind to your installers; they work very hard! And yes, they can make mistakes!
- The final payment is due upon completion. You can hand it to your crew leader. Initial \_\_\_\_\_

**WOOD:**

- Wood is a natural product that comes straight from the mill. It is rough to the touch and does not have a finish like furniture. Wood naturally expands and contracts due to the environment and will warp, split or crack. These items are not covered under your labor warranty.
- The pickets should face out to comply with "good neighbor" municipal code.
- All wood Gates include aluminum frames to improve gate performance over time. Initial \_\_\_\_\_

**GATES:**

- We recommend gates swing in and away from a house. Gates that swing out show the hardware on the outside.
- Gates on a slope may have a substantial gap under one side. DOUBLE Gates can have extreme gaps on slopes.
- Vinyl Gates have a 1" gap on each side to allow for hardware. We recommend aluminum frames on Vinyl gates 60" wide or more. Initial \_\_\_\_\_

**WARRANTY:**

- There is a 1-year labor warranty on all our installations; material warranties vary by type.
- If you have a concern, our office staff will take down all the details of the issue possibly send a foreman to inspect. If the observation is a warranty item, we will schedule a repair.
- The repair will be completed within one week, and we will call you after completion of the repair. Initial \_\_\_\_\_

X  
Customer \_\_\_\_\_

Date \_\_\_\_\_

X  
Bravo Representative \_\_\_\_\_

Date \_\_\_\_\_

(1.20)



# BRAVO! FENCE!

**Design and Installation of Commercial  
And Industrial Fence, Gates, Railing,  
Access Controls, and DOT Rail  
ES12001721**

www.BravoFence.com • 11302 N. Nebraska Ave., Tampa, FL 33612 • Phone: (813) 885-2777 • Fax: (813) 885-2444

## IRRIGATION SYSTEM DISCLOSURE FORM

Underground sprinkler systems often run along the perimeter of the property, right where the fence is going. Since most people install irrigation prior to a fence, the fence installation usually causes breaks in the lines, heads, or control wires of the irrigation system. Irrigation repair is often, unfortunately, a necessary part of the fence installation project. The good news is that being proactive can make irrigation repairs pretty painless.

### **Hidden Lines – Utility Locate vs. Private Utility:**

Both the municipal water line (from the point of the meter) and the irrigation system is considered a private utility. *That means that, by Florida Law, companies that locate utilities cannot and will not locate any water lines.* Because most water lines are made from PVC, homeowners have very few options for locating the lines. Without knowing the exact location of the water lines, damage is inevitable.

### **Marking Heads isn't Marking Lines:**

To reduce risk of damage, we ask all our customers to mark their sprinkler heads with flags or marking paint. This helps us avoid damaging sprinkler heads, but it won't help us determine where lines are running underground. The lines are often offset from the sprinkler heads, up to 3 feet away.

### **"Don't Worry...We'll fix the break for you!"**

One of your bidding fence contractors may promise to fix irrigation damage. While at first glance this may appear to be helpful, actually it can be quite a problem. The State of Florida and every County we operate in require irrigation repair work to be conducted by a licensed contractor. In short, *there are many reasons for this licensure; any unlicensed party who offers to fix irrigation for you should be removed from your project!* Bravo's practice is to alert the owner of known damage as it occurs.

### **Irrigation Maintenance:**

What's the best approach to irrigation repair with your new fence installation? Be proactive. We recommend that our customers schedule an irrigation checkup within 1 week of the fence installation. The irrigation company can:

- Repair any damage from the fence installation
- Move heads that were installed too close to (or even outside of) the perimeter of the property
- Install a rain sensor for older irrigation systems to reduce water usage
- Adjust spray coverage to ensure sprinkler heads don't spray on the fence
- Add zones/lines/heads where coverage isn't optimal

Usually a maintenance checkup should be around \$125, but companies offer specials and coupons.

\_\_\_\_\_  
Customer

\_\_\_\_\_  
Bravo! Fence Representative



## STANDARD TERMS AND CONDITIONS

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT. EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL, IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

**Application of Terms and Conditions:** The terms and conditions set forth in these Standard Terms and Conditions (these "Terms and Conditions") shall govern and apply to all purchases of materials and services provided by Royce Bravo Security and Access Control LLC to its customers. By signing the Acceptance of Proposal on the front of this Contract Customer expressly agrees to these Terms and Conditions.

**Credit and Engineering Approval:** Royce Bravo Security and Access Control LLC reserves the right to make performance under this Contract contingent upon receipt of approval from its credit department and its engineering representative. If for any reason the Contract is disapproved by its credit department or engineering representative, then Royce Bravo Security and Access Control LLC shall refund to Customer any amount paid under this Contract, and the Contract will thereafter be null and void and of no further effect.

**Fence Line Designation and Hold Harmless:** Customer hereby assumes full responsibility for locating and staking the line upon which the fence materials are to be installed and Customer agrees to defend and hold harmless and indemnify Royce Bravo Security and Access Control LLC from and against all claims, liabilities, and expenses for injury, death, or damage to persons or property, trespass, and all other damage or loss arising out of the installation or location of the fence materials. Further, Royce Bravo Security and Access Control LLC shall not be responsible for damage to sod or landscaping that is not reasonably avoidable in the access or fence installation processes. Displaced dirt caused by installation will be evenly raked out. All excess materials will remain the property of and be returned to Royce Bravo Security and Access Control LLC.

**Underground Conditions:** Customer is solely responsible for all underground obstructions, including without limitation sprinkler lines and utility lines. Royce Bravo Security and Access Control LLC reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this Contract.

**Warranties:** All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard industry practices. Warranties as to material shall be limited to the manufacturer's warranties. Royce Bravo Security and Access Control LLC hereby disclaims all other warranties, express or implied.

**Force Majeure:** Royce Bravo Security and Access Control LLC shall not be responsible or liable for any delay, damage, or default under this Contract occasioned by war, strikes, shortages of labor, material, or transportation, acts of civil or military authorities, weather or other Acts of God, or other causes beyond the reasonable control of Royce Bravo Security and Access Control LLC, the Customer hereby waiving any such claim.

**Cancellation or Delay of Job by Customer:** If the work contemplated under this Contract ("the work") is cancelled by Customer with at least 48 hours notice, Royce Bravo Security and Access Control LLC shall return within 10 days any deposit monies less the cost of any custom materials. If the work is cancelled by Customer with less than 48 hours notice, Royce Bravo Security and Access Control LLC shall return within 10 days any deposit monies less the cost of any custom materials less a \$150 cancellation charge. If the work is delayed or cancelled by Customer once the crew has delivered the fencing material, Royce Bravo Security and Access Control LLC will charge Customer \$20.00 per man hour for the time actually worked by its employees or subcontractors, plus a \$150 delay/cancellation charge.

**Payment, Remedies, and Collection Costs:** Royce Bravo Security and Access Control LLC reserves the right to require advance payment for all materials to be provided under the Contract at the time the Contract is signed or otherwise before initiating work. All remaining sums owed by Customer must be paid within 7 days after job completion. Failure to make timely payment pursuant to this paragraph shall entitle Royce Bravo Security and Access Control LLC to (1) charge interest on the unpaid amount at the lower of (a) 1.5% per month or (b) the maximum rate of interest allowed by law, (2) file a Claim of Lien against the property on which the work was conducted, and (3) repossess all materials used on the jobsite without recourse. All material shall remain the property of Royce Bravo Security and Access Control LLC until all amounts due from Customer are fully paid. If Royce Bravo Security and Access Control LLC is required to initiate legal action of any kind upon a default by Customer, Customer agrees to pay all attorney's fees and costs incurred by Royce Bravo Security and Access Control LLC.

**Entire Agreement:** This Contract constitutes the entire agreement between Customer and Royce Bravo Security and Access Control LLC relating to the services contemplated herein and the Contract may only be amended by a written agreement signed by Customer and Royce Bravo Security and Access Control LLC.



## FENCING INSTALLATION

CUSTOMER LAST NAME AND FIRST NAME: \_\_\_\_\_

Service Address: Long Lake Ranch City LCL State FL ZIP \_\_\_\_\_

Phone: (352) 202-1528 Email Address \_\_\_\_\_

PRICE VALID FOR 10 DAYS FROM DATE OF PROPOSAL

NOTE: \_\_\_\_\_

LAYOUT
<p style="font-size: 1.2em; text-align: center;">* Long Lake Ranch Club House Entrance *</p> <div style="text-align: center; margin-top: 20px;"> <p>5'9" 1/2</p> </div>
<p><b>PLEASE INITIAL:</b> _____</p>

Price <u>1,675.00</u>	
Take down and haul away old fence	
Sub total	<u>1,675.00</u>
Deposit	<u>837.50</u>
Final payment	<u>837.50</u>

PRODUCT		PRODUCT		PRODUCT	
STYLE	<u>Aluminum (Commercial)</u>	STYLE		STYLE	
Heigh	<u>6'H</u>	Heigh		Heigh	
FOOTAGE	<u>6'</u>	FOOTAGE		FOOTAGE	
POST CAP	<u>Flat</u>	POST CAP		POST CAP	
Gate	<u>1x5'9" 1/2</u>	Gate		Gate	
Color	<u>Black</u>	Color		Color	
\$	<u>1,675.00</u>	\$		\$	

Customer signature X Date X

#### Terms and Conditions

1. Starline Multiservices LLC, will complete Installation in a Workman manner, will not start, conduct, alter, or finish Installation except in accordance with applicable law. Our crew of Professional will either not start, or will immediately discontinue, Installation upon discovery of unforeseen physical or hazardous conditions at your services Address. Will not attempt to repair such conditions. Starline Multiservices is not responsible for identifying property lines, easements, covenants, or other legal encumbrances your services address may be subject to. Will not make any modifications to your security system if you have one.
2. You agree to pay for merchandise delivery/ or installation according to the terms and condition in this agreement. If your services address is subject to any easements, covenants, or other legal encumbrances that could affect Installation. You agree to let us know about them before Installation. You agree any claims any claims within thirty (30) days of the date you first became aware of a problem (Starline Multiservices LLC will attempt resolution on any claim (s) within sixty (60) days of receiving your notice).
3. **Changes and Change Orders:** Starline at your request, may arrange for Starline to perform additional work, subject to change order, subject to additional charges payable by you to Starline. Any changes to Installation, i.e., a substitution of materials or an expansion of the scope of the work, will require you and Starline to first sign a written change order that will become part of this agreement. Any change order must be clear in scope and specify and additional payment(s) and/or changes in anticipated start/finish dates. Following discovery of previously undisclosed/unidentified legal encumbrances on your premises, building/zoning code violation, or hidden/unforeseen physical/hazardous conditions such as the presence of underground or overhead utility line, rocks, roots, buried debris, mold, asbestos, lead paint, or any conditions differing from what you represented, change order or discontinue installation without further obligation to you. If you decline a change order request, you or Starline Multiservices may terminate this agreement as set forth below.
4. **Credit Card Transactions:** Your separate cardholder agreement will determine the total cost of you purchase if by credit card, including any initial payment/deposit you make and all interest charges and fees. You will be further subject to your cardholder agreement's terms and conditions.
5. **Financed Transactions:** if you are financing this transaction in whole or in part, your separate loan agreement (to Starline is no a party) will determine: a) the amount financed (the amount the credit provided to you); b) the associated finance charges (the dollar amount the loan will cost you); and c) the total payment (the amount you will have paid when you have made all scheduled payments). You will further subject to your loan agreement's terms and conditions.
6. **Security Interests; Liens:** If you make all payments as required under this Agreement, no security interest will be placed against your property by Starline, if a security interest is placed against your property, it creates a lien, mortgage or other claim against your property if you fail to pay as requested. After paying on any completed phase of Installation and before making any further payments, you should request from Installation Professional a signed, unconditional release from, or waiver of, any right to place any claim against your property applicable to the work then completed, you may ask an attorney about you rights to discharge security interests.
7. **CANCELLATION:** YOU MAY CANCEL THIS AGREEMENT WITHOUT PENALTY OR OBLIGATION BY DELIVERING WRITTEN NOTICE TO STARLINE MULTISERVICES LLC BY MIDNIGHT ON THE THIRD BUSINESS DAY AFTER SIGNING. THE STATE SUPPLEMENT CONTAINS A FORM TO USE IF ONE IS SPECIFICALLY PRESCRIBED BY LAW IN YOUR STATE. Your payment(s) will be returned within (10) business days after Starline Multiservices LLC receipt of your notice. You must make available for pickup by Starline Multiservices LLC at your service address, and in substantially the same condition as when delivered, any merchandise or materials delivered to you. Or you may contact Starline Multiservices LLC for instructions regarding return shipment at Starline Multiservices LLC expense.
8. **Termination:** you may terminate this Agreement at any time after providing Starline Multiservices LLC with (10) or more business days advance written notice, if you breach this agreement, or following discovery of previously undisclosed legal encumbrances on your premises, building/zoning code violation, or hidden/unforeseen physical/hazardous conditions differing from what you represented, Starline Multiservices LLC may immediately terminate the agreement without further obligation to you. In either event, you agree to pay Starline Multiservices LLC the greater of fifteen percent (15%) of the total sale or cost of material, labor and services provided by Starline Multiservices LLC through the date/time of termination, plus any other amounts allowed under applicable law.
9. **Returns:** a 15% restocking fee applies to the return of regular special orders i.e., special order merchandise that is not custom made. Special orders that are custom made, i.e., uniquely altered, color-matched, shaped, sized or otherwise uniquely designed or fitted to accommodate the non-returnable. Exceptions: cancellations made by midnight on the third business day after the date of your purchase; merchandise incorrectly ordered by Starline Multiservices LLC, or merchandise damaged beyond repair in delivery or by installation professional. Unless otherwise specified in this agreement. All returns must be made within Starline Multiservices LLC posted time frame.
10. All wood fences other than stockade or split rail are considered Custom wood fences. Should you make any change in the layout of Ornamental Aluminum, PVC or custom wood fence on the date of installation resulting in reduced footage and extra materials, these materials are non-returnable and must be paid for as agreed,
11. should you make any changes in the layout of ornamental aluminum, PVC or custom wood fence on the date of installation resulting in reduce footage an extra material, these materials are non-returnable and must be paid for as agreed.
12. Starline Multiservices LLC is not responsible for any damage to underground utilities, fixtures, wires, piping, sprinkles, etc. that are unmarked or marked incorrectly. You shall absorb all costs.
13. Starline Multiservices LLC will obtain any required permits and permit number where necessary at additional cost to you. If your home is part of a Homeowner's Association (HOA), you will need to obtain and provide approvals from the HOA before installation of you fence can be scheduled.
14. you agree to meet with the installation crew on the day of installation before installation begins to indicate actual fence placement.
15. The fence will be installed to de contour of the existing ground unless agreed otherwise in writing on change order of installation overview agreement.
16. You are responsible for establishing the property lines prior to install - a survey by others may be necessary. Where the fence lines are no indicated by surface marks or stakes, no responsibility shall rest with the installation professional by reason of erecting fence on incorrect lines and you hereby agree to indemnify and save it harmless against and in respect to the claims of any persons aggrieved by the location of said fence when necessarily been committed or occasioned consciously or unconsciously by our erection forces in the course of installation.
17. To ensure proper installation of your new fence, you agree to clear the fence line of all obstructions such as brush, firewood, personal yard items, etc. in the event this is no completed once the crew arrives to install the fence, additional charges may be accessed to achieve the necessary workspace. You shall hold Starline Multiservices LLC and installation professional harmless for any damage to items within the fence line.
18. Starline Multiservices LLC is not responsible for any damage or soiling to driveways, walkways, walls, gardens, fresh grading, sod, shrubbery, patios, etc., resulting from gaining access or performing work in the same proximity. You shall absorb all costs.
19. **LIMITED WARRANTY:** TO THE EXTENT PERMISSIBLE UNDER APPLICABLE LAW, STARLINE MULTISERVICES LLC WARRANTS THE WORKMANSHIP OF THE INSTALLATION FOR THREE (3) YEARS FROM ITS COMPLETION DATE. PROVIDED CUSTOMER NOTIFIES STARLINE MULTISERVICES LLC DURING THE WARRANTY PERIOD, STARLINE MULTISERVICES LLC WILL ARRANGE FOR REPAIR AT NO CHARGE TO CUSTOMER FOR ANY DEFECTS DUE TO FAULTY WORKMANSHIP. STARLINE MULTISERVICES LLC WARRANTY DOES NOT COVER DAMAGE CAUSED BY ACTS OF GOD, INSTALLATION OR REPAIRS MADE BY PERSONS OTHER THAN STARLINE MULTISERVICES LLC OR AUTHORIZED SERVICED PROVIDER, ABUSE, MISUSE, NEGLIGENCE, OR NORMAL WEAR AND TEAR. MERCHANDISE AND MATERIALS ARE COVERED EXCLUSIVELY BY THE MANUFACTURER'S WARRANTY, IF ANY. THIS LIMITED WARRANTY GIVES CUSTOMER SPECIFIC LEGAL RIGHTS AND CUSTOMER MAY ALSO HAVE OTHER RIGHTS THAT MAY VARY FROM STATE TO STATE.
20. **Payment Terms:** Upon signing contract, 50% of total contract amount is due unless state law governs otherwise. The remaining balance is due upon acceptance of completed installation.
21. If there is an unpaid balance, at its discretion, Starline Multiservices LLC may temporarily void the warranty (workmanship) until the unpaid balance is resolved.
22. You may cancel this agreement at any time prior to midnight of the third business day after the date of this transaction. See the notice of cancellation form below for an explanation of this right.

## EXHIBIT 11

**Who:** Tish Dobson – District Manager

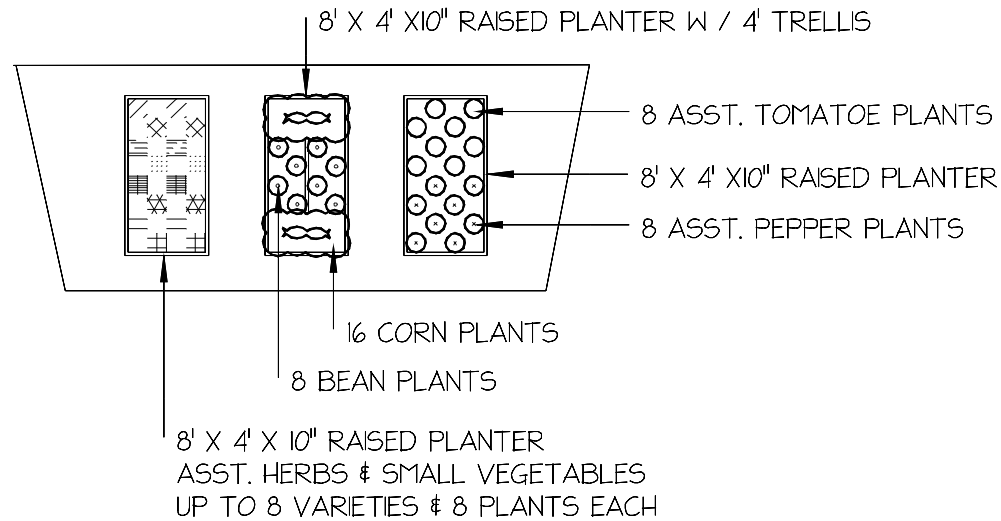
**What:** Community Garden

**When:** 07-07-22

**Budget Impact:** N/A

**Decision:** N/A

# SAMPLE RAISED BED LAYOUT USING SQUARE FOOT GARDENING



<b>LOGLAKE RANCH</b> COMMUNITY GARDEN		
client:	date:	revision:
scale:	6/29/2022	
1"=10'		
drawn by:	checked by:	drawing #:
K.S.		1/1

Plant Variety	Plants per Square
<a href="#">Arugula</a>	4
<a href="#">Basil</a>	4
<a href="#">Bean-Bush</a>	1-4
<a href="#">Bean-Pole</a>	1-4
<a href="#">Beets</a>	9
<a href="#">Broccoli</a>	1 (18" spacing is best)
<a href="#">Brussels Sprouts</a>	1
<a href="#">Cabbage</a>	1
<a href="#">Chinese Cabbage</a>	9
<a href="#">Carrots</a>	16
<a href="#">Cauliflower</a>	1 (18" spacing is best)
<a href="#">Corn</a>	4
<a href="#">Cucumber</a>	2
<a href="#">Eggplant</a>	1
<a href="#">Greens</a> -baby harvest	16
<a href="#">Greens</a> -mature harvest	4-8
<a href="#">Kale</a>	1
<a href="#">Kohlrabi</a>	4
<a href="#">Leeks</a>	4-8



<a href="#">Lettuce</a> -heading	1-4
<a href="#">Lettuce</a> -loose leaf	4
<a href="#">Okra</a>	1
<a href="#">Onion</a>	4
<a href="#">Parsnips</a>	16
<a href="#">Peas</a>	1
<a href="#">Peppers</a>	1
<a href="#">Pigeon Peas</a>	1
<a href="#">Pumpkin</a>	1
Radicchio	2-4
<a href="#">Radish</a>	16
<a href="#">Rhubarb</a>	1
<a href="#">Rutabaga</a>	4
Shallots	4
<a href="#">Spinach</a>	9
<a href="#">Squash-summer</a>	1
<a href="#">Squash-winter</a>	1
Sweet Potato	1
<a href="#">Swiss Chard</a>	4
<a href="#">Tomatillo</a>	1

<a href="#">Tomatoes</a>	1
--------------------------	---

<a href="#">Turnips</a>	9
-------------------------	---

**HERBS:**

<a href="#">BASIL</a>	4
-----------------------	---

<a href="#">CALENDULA</a>	1-4
---------------------------	-----

<a href="#">CHIVES</a>	9
------------------------	---

<a href="#">CILANTRO</a>	9
--------------------------	---

<a href="#">DILL</a>	1
----------------------	---

<a href="#">FENNEL</a>	4
------------------------	---

<a href="#">OREGANO</a>	1
-------------------------	---

<a href="#">PARSLEY</a>	1
-------------------------	---

<a href="#">ROSEMARY</a>	1
--------------------------	---

<a href="#">SAGE</a>	1
----------------------	---

<a href="#">TARRAGON</a>	1
--------------------------	---

<a href="#">THYME</a>	4
-----------------------	---

**FRUIT**

<a href="#">Garden Huckleberry</a>	1
------------------------------------	---

<a href="#">Melon</a>	1 (18"-24" spacing is best)
-----------------------	-----------------------------

<a href="#">Watermelon</a>	1 (18"-24" spacing is best)
----------------------------	-----------------------------

Proper plant spacing can help reduce plant disease and maintain healthy plant.

## EXHIBIT 12

**Who:** Tish Dobson – District Manager

**What:** Site Masters Proposal

**When:** 07-07-22

**Budget Impact:** \$9,280.00

**Decision:** Board to approve Site Masters proposal for the replacement of the maintenance shed slab.

**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

## EXHIBIT 13

**Who:** Tish Dobson – District Manager

**What:** Riptide Pressure Washing Proposal

**When:** 07-07-22

**Budget Impact:** \$7,304.20

**Decision:** Board to approve the Riptide pressure washing proposal.





The enclosed proposal is presented by  
**Riptide Pressure Washing, LLC**

Website: [www.riptidepressurewashing.com](http://www.riptidepressurewashing.com)

Email: [office@riptidepressurewashing.com](mailto: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.







Exhibit A

Curb  
786.92 ft

10ft Sidewalk  
778.97 ft

Sidewalk  
363.91 ft

island  
460.8 ft

Curb  
408.95 ft

RIPTIDE PRESSURE WASHING, LLC

island  
252.15 ft

Sidewalk  
370.09 ft

Curb  
719.46 ft

island  
576.19 ft

island  
148.43 ft

Sidewalk  
64.01 ft

curb  
621.5 ft

RIPTIDEPRESSUREWASHING.COM

island  
938.25 ft

10ft Sidewalk  
331.75 ft

island  
114.01 ft

10ft Sidewalk  
599.98 ft



Exhibit B

**Sidewalk**  
289.95 ft

**Curb**  
280.4 ft

# RIPTIDE PRESSURE WASHING, LLC

island  
238.58 ft

**Curb**  
172.12 ft

**Sidewalk**  
172.71 ft

RIPTIDEPRESSUREWASHING.COM



Exhibit C

Curb  
184.4 ft

Curb  
189.62 ft

Sidewalk  
175.91 ft

Sidewalk  
190.02 ft

Island  
270.93 ft

RIPTIDE PRESSURE WASHING, LLC

RIPTIDEPRESSUREWASHING.COM

Island  
280.83 ft

Sidewalk  
178.26 ft

Sidewalk  
176.26 ft

Curb  
187.85 ft

Curb  
192.37 ft





Exhibit D

island  
101.79 ft

Sidewalk  
96 ft

Curb  
99.44 ft

RIPTIDE PRESSURE WASHING, LLC

Sidewalk  
107.01 ft

Curb  
107.32 ft

island  
82.15 ft

island pavers  
1,958.92 sq ft

0 ft

island  
108.67 ft

RIPTIDEPRESSUREWASHING.COM

Sidewalk  
199.06 ft

Curb  
171.41 ft



Exhibit E

Sidewalk  
72.78 ft

curb  
121.54 ft

island  
110.54 ft

RIPTIDE PRESSURE WASHING, LLC

Sidewalk  
85.62 ft

curb  
153.4 ft

Pavers  
1,968.09 sq ft

Sidewalk  
105.43 ft

curb  
167.65 ft

RIPTIDEPRESSUREWASHING.COM

island  
136.52 ft

curb  
187.99 ft

island  
135.47 ft

Sidewalk  
99.89 ft



RIPTIDE PRESSURE WASHING, LLC

RIPTIDEPRESSUREWASHING.COM

Exhibit F

Sidewalk  
335.08 ft

Island  
246.41 ft

Curb  
337.81 ft

Curb  
243.41 ft

Sidewalk  
232.76 ft

Sidewalk  
385.57 ft

Curb  
382.86 ft

Curb  
216.49 ft

Island  
246.55 ft

Sidewalk  
198.3 ft



Exhibit G

RIPTIDE PRESSURE WASHING, LLC

Clubhouse  
3,116.98 sq ft  
223.58 ft

RIPTIDEPRESSUREWASHING.COM



Exhibit H

Rust Removal  
319.83 ft

RIPTIDE PRESSURE WASHING, LLC

RIPTIDEPRESSUREWASHING.COM



# Riptide Pressure Washing, LLC

## Cost proposal for:

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

Property Manager:

Brent Henman

Item	Description	Quantity	Cost	Total
Sidewalks	Steam cleaning of the 10' sidewalks highlighted in purple.	1,709	1.00	1,709.00
Sidewalks	Steam cleaning of the sidewalks highlighted in green.	3,888	0.60	2,332.80
Curbing	Steam cleaning of the curbing and storm drains highlighted in yellow.	5,873	0.20	1,174.60
Island Curb	Steam cleaning of all island curbing highlighted in red.	4,618	0.20	923.60
Rust Removal	Removal of rust from the lake sidewalk highlighted in blue (last photo in set).	319	1.00	319.00
Pavers	Steam cleaning of the paver traffic circles, including application of algicide.	3,926	0.15	588.90
Clubhouse	Cleaning of the second and third levels of the clubhouse.  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). Riptide carries workers compensation, general liability, 5-million dollar umbrella policy and commercial auto insurance for your protection.	233	1.10	256.30

**Proposal total =** \$7,304.20

*\*Signature and date of approval.*



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/01/2022

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).

<b>PRODUCER</b> One Source Advisory 203 Crystal Grove Blvd  Lutz FL 33549	<b>CONTACT NAME:</b> Jeff Hanneken <b>PHONE (A/C, No, Ext):</b> (813) 949-8636 <b>E-MAIL ADDRESS:</b> jeff@onesourceadvisory.com <b>FAX (A/C, No):</b> (813) 909-8743
<b>INSURED</b> Riptide Pressure Washing LLC 6727 Trouble Creek Road  New Port Richey FL 34653	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Southern-Owners Insurance Company <b>INSURER B:</b> AmGUARD Insurance Company <b>INSURER C:</b> Accredited Surety and Casualty Co Inc <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>
	<b>NAIC #</b> 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"/> <b>COMMERCIAL GENERAL LIABILITY</b> <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	05/21/2022	05/21/2023	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"/> <b>AUTOMOBILE LIABILITY</b> <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	05/21/2022	05/21/2023	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"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB DED RETENTION \$			4919265801	05/21/2022	05/21/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> 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	05/21/2022	05/21/2023	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)

**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](http://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 <b>one</b> 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) ► _____ <b>Note:</b> 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 <b>not</b> 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) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	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 ► <i>Robert Byrnes</i>	Date ► <i>6-1-2022</i>
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## 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](http://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 14

**Who:** Tish Dobson – District Manager

**What:** Vesta Commercial Pool Service Proposal

**When:** 07-07-22

**Budget Impact:** \$2,315.00/ monthly

**Decision:** Board to approve Vesta proposal for commercial pool services.





## Commercial Pool Cleaning Service

7/6/2022 Proposal

Long Lake Ranch Amenity Center

19037 Long Lake Ranch

Bldv, Lutz, FL 33558

Contact Name: Neil Wayne

Contact Email: [Nwayne@vestapropertyservices.com](mailto:Nwayne@vestapropertyservices.com)

Thank you for giving Vesta Property Services the pleasure of providing you with a proposal for pool care. We are a professionally managed company that is ready from day one to help you maintain a clean and safe swimming environment for your residents to enjoy.

### Weekly Cleaning Service

Cleaning services will be provided **(3) days** each week **Monday-Wednesday-Friday** for the following aquatic environments:

2 Swimming Pool(s)      \_\_\_Spa(s)      \_\_\_Kiddie(s)

- Long Lake Ranch Amenity Center Pool - \$1,365 – Month
- Foxtail Pool - \$950 - Month

**\*\*Please note that we do not service pools on Presidents Day, Christmas Day, New Year's Day, Thanksgiving Day, Day after Thanksgiving, Memorial Day, Independence Day & Labor Day\*\***

### Tasks to be Performed Each Visit

- Water Chemistry Testing
  - Free Chlorine at a minimum 1.5ppm
  - Total Alkalinity at 90ppm to 130ppm
  - Stabilizer at 40ppm to 80ppm
  - Calcium at 200ppm to 400ppm
  - PH at 7.2 to 7.6

- Maintenance of Health department required logs on-site
- Chemical Adjustments using EPA-approved, quality chemicals. Shock when required.
- Tile & Waterline Cleaning
- Pump Basket Trap / Skimmer Basket Trap Cleaning
- Step/Wall Brushing

#### **Tasks to be Performed – Each Week or As Required**

- Vacuum Pool \*Excessive debris, party clean-up or storm clean-up requiring additional vacuuming will incur extra charges\*
- Backwash/Clean Filters \* Excessive debris, party clean-up or storm clean-up requiring additional vacuuming will incur extra charges\*
- Adjust water level
- Alert management of any equipment needing repair before damage can occur.
- Alert management of any Board of Health inspection violations.

#### **Pricing – Service & Chemical Charge**

The monthly price for the Weekly Cleaning Service is **\$2,315** a month and includes the cost of the following routine chemicals: acid, chlorine, and filter powder, sodium bicarb, calcium carbonate. This price will be guaranteed for a period of one (1) year. Either party may cancel this agreement at any time with advance notice of 30 days.

**Vesta Property Services** will provide all routine chemicals needed to properly maintain the pool, spa and/or fountain each visit. Specialty chemicals that are used to treat specific problems due to the location of the pool, weather, bathing load, water source, etc. will be pre-approved and will be billed separately. Finally, since chemical usage is dependent upon the condition of the circulation, filtration, and heating equipment, it is the responsibility of **Long Lake Ranch** to maintain its equipment in compliance with Department of Health regulations.

Date of Acceptance: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

#### **INSURANCE:**

Vesta Property Services carries Certified Pool & Spa Operator Certification, Workers Compensation Insurance & Liability Insurance.