



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

Advanced Meeting Package

Regular Meeting

***Thursday
January 4, 2024
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

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

Board of Supervisors
Long Lake Ranch Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District is scheduled for **Thursday, January 4, 2024 at 6:00 p.m.** at the **Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558.**

An 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.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-285 or tdobson@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Tish Dobson

Tish Dobson
District Manager

Long Lake Ranch Community Development District

Meeting Date: Thursday, January 4, 2024 Call-in Number: +1 (929) 205-6099
Time: 6:00 PM Meeting ID: 913 989 9080#
Location: Long Lake Ranch Passcode: 842235
Amenity Center, 19037 Zoom Link: [Link for Zoom](#)
Long Lake Ranch Blvd.,
Lutz, FL 33558

Revised Agenda

I. Call to Order/ Roll Call

II. Pledge of Allegiance

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

IV. Supervisors' Comments

V. Presentation of Proof of Publication(s)

[Exhibit 1](#)

VI. Staff Reports

A. Landscaping & Irrigation

1. RedTree – Verbal
2. RedTree Proposals (if any)

B. Aquatic Services

1. Presentation of Aquatics Treatment Report

[Exhibit 2](#)

C. District Engineer

D. District Counsel

E. Clubhouse Manager

1. Presentation of Clubhouse Manager Report – *To Be Distributed*

F. District Manager

1. **Presentation of District Manager & Field Operations Report**

[Exhibit 3](#)

VII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on December 7, 2023

[Exhibit 4](#)

B. Consideration for Acceptance – The November 2023 Unaudited Financial Statements

[Exhibit 5](#)

C. Consideration for Acceptance – The November 2023 Operations & Maintenance Expenditures

[Exhibit 6](#)

VIII. Business Items

A. Consideration of Lopez & Perez Professional Painting Mailbox
Painting Proposal

[Exhibit 7](#)

B. **Consideration of Chemical Weed Control**

[Exhibit 8](#)

C. Discussion of Signage Revenue

IX. Supervisors' Requests

X. Audience Comments – New Business

XI. Next Meeting Quorum Check: February 1, 6:00 PM

William Pellan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Heidi Clawson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Darrell Thompson	<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

XII. Adjournment

EXHIBIT 1

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the “**District**”) will be held on Thursday, January 4, 2024, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

Long Lake Ranch Community Development District

Tish Dobson, District Manager

(321) 263-0132, Ext. 285

December 22, 2023

23-02079P

- Ad Proof -

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**
RFQ for Engineering Services

The Long Lake Ranch Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater management system, landscaping improvements, utilities, roadway improvements, parks and recreation, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state, and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Polk County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit eight (8) copies of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on Monday, January 22, 2024, to the attention of Tish Dobson, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to

- Ad Proof -


timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

January 3, 2024

0000323531

<u>Run Date</u>	<u>Product</u>	<u>Placement</u>	<u>Position</u>	<u>Zone</u>
01/03/2024	Tampa Bay Times	Legals - CLS	Legal	BL-Pasco

EXHIBIT 2



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

S = Structure Maintenance

M = Mowing/Brushcutting

* = See Note

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
1/5/2023	T	T	T			T	T	T		T	T	T		T		T				T	T	T	T		T		
1/10/2023								T	T	T	T		T		T									T			
1/17/2023				T	T												T	T					T			Check in with D. Ruhlig.	
1/26/2023												T													T		
2/3/2023		T	T								T	T		T		T											
2/15/2023	T			T	T			T	T				T		T		T	T		T	T		T	T		Check in with D. Ruhlig.	
2/17/2023						T	T	T		T										T		T			T	Check in with T. Dobson.	
2/20/2023																						T				Field review of ponds. Check in with T. Dobson.	
3/2/2023		T	T							G, T	T	T		T		T				A, T		T				Check in with D. Ruhlig.	
3/8/2023			G							G	G																
3/16/2023	T			T	T			T	T				G, T	G	T		T	T		T	T	T	T	T	T		
3/24/2023																				G							
3/29/2023																										Prepared and submitted GHS Proposal No. 23-207 to stock grass carp into Big Lake.	
4/3/2023	G						T	T	T	T			T											T			
4/6/2023																				G							
4/11/2023	T, *	T	T	T	T	T					T	T	T		T	T	T	T	T	T	T	T	T	T	T	* Installed 192 grass carp (12'-14") in the Big Lake to assist with hydrilla control.	
4/21/2023	G																						A, S			Check in with T. Dobson.	
4/28/2023								G	G					G						G							
5/5/2023																					G					Reviewed broken skimmer on west side of Big Lake. Coordination with T. Dobson	
5/15/2023	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	Coordination with T. Dobson and D. Ruhlig about green space behind 18288 Roseate.	
5/25/2023																									S		
5/31/2023	G																						A, L				
6/7/2023																										Prepared and submitted Proposal No. 23-217 for FPM 6 Littoral Plantings	
6/8/2023																										Check in with D. Ruhlig. Field check on grass treatments.	
6/12/2023	G																										
6/13/2023	G																				G						
6/21/2023																					T	T					
6/27/2023	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T	T	Above average trash collection from ponds. Recent heavy rain storms flushed out trash sitting in the stormdrains and underground pipes during the dry season.	
7/12/2023																											
7/21/2023	T	T	T	T	T	T	T	T			T	T	T	T	T		T	T	T	T	T	T	T		T		
7/25/2023												G														Treated backside of FPM 12 with boat along adjacent wetland.	
7/26/2023	G	G								G	G	G				G							G			Check in with D. Ruhlig.	
7/27/2023	G																G						G				
8/2/2023	S							T	T						T									T			
8/9/2023	G			G				A, L								G	G						A				
8/11/2023	T, G	T	T	T	T	T	T	T, G	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T, G	Brush cut edge of Big Lake. Treated cattails on the backside of FPM 9 adjacent to wetland.	
8/17/2023																									S		
8/21/2023																										Check in with D. Ruhlig.	
9/1/2023	T							T	T		T	T	T		T	T	T				T			T	S		
9/8/2023																				T					T		
9/20/2023		T	T			T	T	T			T		G		G					G							
9/25/2023				T	T													T			T		T			Check in with D. Ruhlig.	
10/4/2023		T						T	T	T	T	T		T	T	T											
10/18/2023	T		T	T	T	T	T	T					T				T				T			T	T	Reviewed control structure in Wetland F6 (roundabout) to prepare cost to remove vegetation from around it per P. Chang and T. Dobson.	
10/19/2023																										Prepared and sent cost to remove vegetation around control structure in Wetland F6 to T. Dobson.	
10/26/2023																										Check in with D. Ruhlig.	
10/27/2023			S			M	M	M																	M	Mowed banks of FPMs 6, 7, 7A and 90 (areas never filled up with water this year). Removed vegetation adjacent to control structure in Wetland F6 per T. Dobson and P. Chang.	
11/7/2023																										Field Check	
11/10/2023	T	T	T							T	T	T		T		T				T		T					
11/16/2023				T	T	T	T	T	T	T			T		T		T	T		T	T		T	T	T		
11/22/2023																										Field Check (Rainy and Windy)	

[illegible]

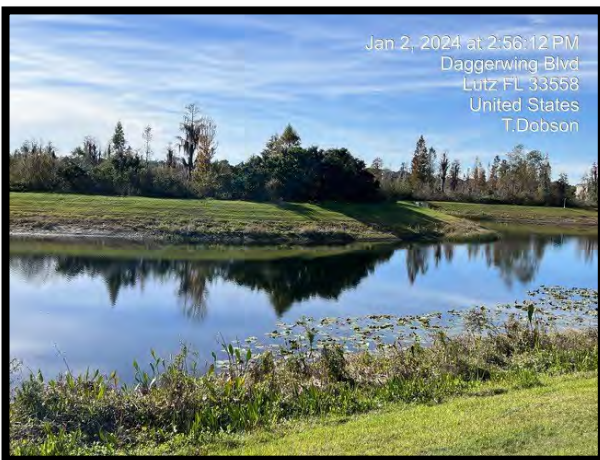
EXHIBIT 3



LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Aquatics

December 2023



Pond and Lake Management:

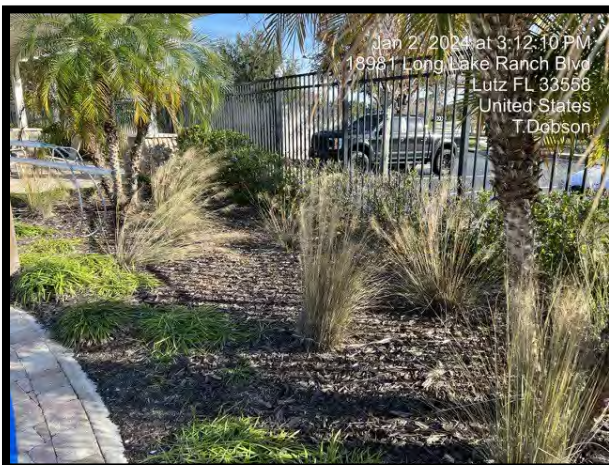
Despite the lower water levels, the ponds and lake are in excellent condition. The cooler weather is assisting in holding the algae blooms and Midge flies at bay. Most types of invasive grasses are dormant this time of year. Site Master's completed the repair on Pond 60's skimmer located behind 18991 Roseate Drive.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Landscape Maintenance



Landscape Maintenance:

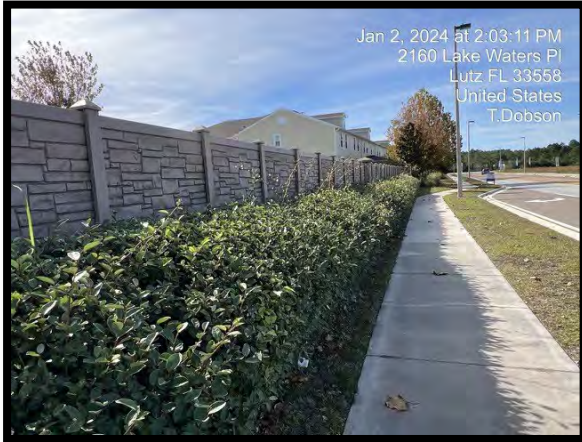
The maintenance continues to improve. During the cooler months, the crew will have the opportunity to continue the pruning of the grasses and trees.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Hedges / Shrubs: The hedges were pruned to contract and continue to fill in after the long sweltering summer. There are a couple of areas that will need one or two shrubs to fill in the gaps. Recommend removing the dead shrubs during the upcoming rotation.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Mowing: The turf is dormant. Recommend removing heavy leaf drop throughout the winter months.



Bed Maintenance: The beds are in good condition, especially with the recent leaf drop. Recommend trimming the remaining grasses and recommend removing the leaf drop on a regular basis.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Bed Maintenance. Continued.



Observations & Recommendations



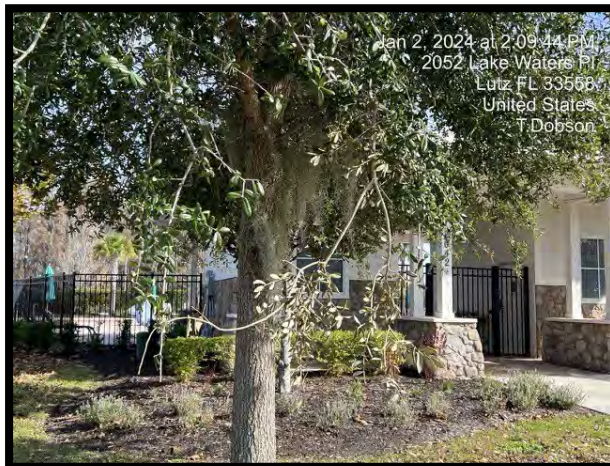
Monument Lighting: Several new light fixtures were installed, as well as photo sensors.

Trash: Party goers left their trash and fire remnants behind at the end of Daggerwing.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT



Signage: Maintenance is in the process of installing the new signage at the clubhouse campus and surrounding area.

Tennis Court Hedge: A couple of the newly planted shrubs are struggling. Recommend assessing the the irrigation and replace the shrubs that are declining.

Tree Limbs: There are a few low hanging or broken tree limbs that should be removed and / or cut back.

Fountains: At the time of this report, all fountains were functioning as designed.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

District Manager Report

December Highlights

Accounting:

A representative from the accounting team will be available during the February meeting.

Firms that offer Governmental Accounting Services:

Warren Averett – All accountants are CPAs. Their services are pricier than CDD management firms, due to all accountants being Certified Public Accountants.

Price Range: 20-30k per year, with an additional transition fee.

Rizzetta & Company

Yourowncpa.com – Pay by the hour for services. Random CPAs work on the financials. Higher level of responsibility for the DM as additional oversight is required to ensure accuracy.

Price Range: 20-30k, per year.

Cleaning:

The District has not received any complaints regarding cleaning this month.

District Engineer RFQ: Letters of Qualifications will be reviewed during the February meeting. Samples of fee schedules were circulated to the Board.

Fountains:

All fountains are operational.

Irrigation:

The locks were swapped out and the codes were shared with the perspective crew members.

Moss: The moss is beginning to build up on the trees, once again. Recommend regular removal.

Pool Resurfacing Project:

The project is moving along without any pitfalls.

Site Visits:

12/8, 12/10, 12/15, 12/17, 12/18, 12/20, 12/23, 12/26, 12/30, & 1/1.

Water/Irrigation Leak:

An irrigation leak located at the clubhouse was repaired.

Website:

The website was updated with the Room Rental Reservation Calendar and the Clubhouse Manager was set up as an administrator to update the calendar, as needed.



EXHIBIT 4

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, December 7, 2023 at 6:00 p.m. at the Long Lake Amenity
6 Center, 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 (<i>joined in progress</i>)	Board Supervisor, Chairman
11 Heidi Clawson	Board Supervisor, Vice Chairwoman
12 George Smith	Board Supervisor, Assistant Secretary
13 John Twomey	Board Supervisor, Assistant Secretary
14 Darrell Thompson	Board Supervisor, Assistant Secretary

15 Also, present were:

16 Tish Dobson	District Manager, Vesta District Services
17 Sarah Sandy (<i>via phone</i>)	District Counsel, Kutak Rock LLP
18 John Burkett	RedTree Landscaping
19 Pete Lucadano	RedTree Landscaping
20 Matt Olson	RedTree Landscaping
21 Will Butler	American Illuminations Holiday Lighting
22 Alan Messing (<i>joined in progress</i>)	Swim Kids USA
23 Heather Crow	Resident
24 Janeen Skelley	Resident
25 Shauna	Resident
26 Sherry	Resident
27 Jim Koford	Resident

28 *The following is a summary of the discussions and actions taken at the December 7, 2023 Long Lake Ranch*
29 *CDD Board of Supervisors Regular Meeting.*

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

31 Ms. Clawson led all present in reciting the Pledge of Allegiance.

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

34 A resident asked about what was being done regarding the graffiti in the community. Discussion
35 ensued.

36 A resident asked about an area of sod at the dog park that was worn out and looked like it needed
37 to be replaced.

38 A resident asked if she was allowed to stay on during the security discussion because she was on
39 the HOA Board.

40 A resident provided suggestions on how to make it easier to obtain information from vendor, staff,
41 and District Management. He also noted that the pickleball nets were continuing to be left outside
42 after use and asked that score keeping equipment be added to court 2. Discussion ensued.

43 **The meeting moved to the Sixth Order of Business, Staff Reports, at this time.**

FOURTH ORDER OF BUSINESS – Supervisor Comments

Discussion ensued regarding communication of graffiti and the timeline of the communication process for incidents such as this that occur within the community.

Discussion ensued regarding a well permit.

Discussion ensued regarding Duke Energy Sunlake Blvd. streetlight invoices, the financials, and the potential to go out for RFP for an accounting firm to manage the finances.

Discussion ensued regarding big lake drainage.

Discussion ensued regarding the painting of the curbs in Foxtail and rolling out the parking policy.

Discussion ensued regarding the repainting of the mailboxes.

The meeting moved to Item B.1 – Exhibit 4 under the Sixth Order of Business, Staff Reports, at this time.

FIFTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)

SIXTH ORDER OF BUSINESS – Staff Reports

A. Landscaping & Irrigation

1. Red Tree Report

Mr. Burkett presented the report for the month.

a. Exhibit 2: Presentation of County Water Restrictions

2. Exhibit 3: Red Tree Proposals (if any)

a. Amenities Bldg. Irrigation Repair

Discussion ensued.

On a MOTION by Mr. Twomey, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved the Amenities Bldg. Irrigation repair, in the amount of \$5,000.00, for the Long Lake Ranch Community Development District.

Discussion ensued regarding Foxtail irrigation.

Discussion ensued regarding landscaping and mulching.

Discussion ensued regarding water restrictions.

The meeting moved to Item D. Exhibit 14 under the Eighth Order of Business, Business Items, at this time.

B. Aquatic Services

This item was presented out of order after the Fourth Order of Business, Supervisors Comments.

1. Exhibit 4: Presentation of Aquatics Treatment Report

Discussion ensued regarding midge flies.

C. District Engineer

1. Exhibit 5: Consideration of Johnson Engineering Rate Schedule Increase Letter

Discussion ensued regarding rates increase.

D. District Counsel

Ms. Sandy updated the Board on the demand letter for payment of damages that was sent to Mr. Zyndorf.

E. Clubhouse Manager

1. Exhibit 6: Presentation of Clubhouse Manager Report

Discussion ensued.

F. District Manager

1. Exhibit 7: Presentation of District Manager & Field Operations Report

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held November 2, 2023

B. Exhibit 9: Consideration for Acceptance – The October 2023 Unaudited Financial Report

C. Exhibit 10: Consideration for Acceptance – The October 2023 Operations & Maintenance Expenditures

Discussion ensued regarding the water usage.

On a MOTION by Mr. Pellan, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board approved the Consent Agenda as presented, for the Long Lake Ranch Community Development District.

EIGHTH ORDER OF BUSINESS – Business Items

A. Exhibit 11: Consideration & Adoption of **Resolution 2024-02**, Appointing Assistant Treasurer

On a MOTION by Mr. Smith, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board adopted **Resolution 2024-02**, Appointing Assistant Treasurer, for the Long Lake Ranch Community Development District.

Supervisor Smith stepped out of the meeting for a moment at this time.

B. Exhibit 12: Consideration & Adoption of **Resolution 2024-03**, Designating Signatories

On a MOTION by Mr. Twomey, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board adopted **Resolution 2024-03**, Designating Signatories, for the Long Lake Ranch Community Development District.

C. Exhibit 13: Consideration & Adoption of **Resolution 2024-04**, Declaring Surplus Property (Golf Cart)

On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board adopted **Resolution 2024-04**, Declaring Surplus Property (Golf Cart), for the Long Lake Ranch Community Development District.

Discussion ensued regarding what to do with the golf cart.

This item was presented out of order after item A. 2 under the Sixth Order of Business, Staff Reports.

D. Exhibit 14: Consideration of Swim Kids USA

Mr. Messing presented his proposal to the Board. Discussion ensued.

On a MOTION by Mr. Smith, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the Swim Kids USA Services Agreement, for the Long Lake Ranch Community Development District.

The meeting moved back to the Supervisor Comments at this time.

E. Exhibit 15: Presentation of LLS Tax Solutions 2015A-1, 2015A-2, Arbitrage Report

On a MOTION by Mr. Smith, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board approved the LLS Tax Solutions 2015A-1, 2015A-2 Arbitrage Report, for the Long Lake Ranch Community Development District.

NINTH ORDER OF BUSINESS – Supervisors Requests

Ms. Clawson asked for an update regarding the Board’s request to include a calendar on the CDD website of events in the community and when the amenity center was available for rental. Discussion ensued.

Discussion ensued regarding signage.

Discussion ensued regarding adding “no balloons” to the room rental agreements/policy.

TENTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS – Closed Session - In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District’s security system plan. The closed session is scheduled to begin at 7:30 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately sixty (60) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: January 4, 6:00 PM

Supervisors Clawson, Thompson, Smith, and Twomey confirmed their attendance for the January 4 Board meeting. Supervisor Pellan stated he would not be attending the January 4 Board meeting.

THIRTEENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Clawson, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board adjourned the meeting 10:00 p.m. for the Long Lake Ranch Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on January 4, 2023.

158

Signature

Signature

159

Printed Name

Printed Name

160 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 5

Long Lake Ranch Community Development District

Financial Statements
(Unaudited)

Preliminary

November 30, 2023

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to November 30, 2023

	FY 2024 Month of October	FY 2024 Month of November	FY 2024 Total Actual Year-to-Date	FY 2024 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE						
2 ASSESSMENTS LEVIED						
3 ASSESSMENTS LEVIED (NET ON-ROLL)	\$ -	\$ 149,575	\$ 149,575	\$ 1,289,485	\$ (1,139,910)	12%
4 EARLY PAYMENT DISCOUNT	-	-	-	(51,579)	51,579	0%
5 ADDITIONAL REVENUE						
6 TENNIS	120	120	240	-	240	
7 ROOM RENTALS	60	240	300	-	300	
8 INTEREST	-	-	-	-	-	
9 ADVERTISEMENT RENTAL	-	-	-	-	-	
10 MISC. REVENUE	800	838	1,638	-	1,638	
11 FUND BALANCE FORWARD (removed)	-	-	-	-	-	
12 TOTAL REVENUE	\$ 980	\$ 150,772	\$ 151,752	\$ 1,237,906	\$ (1,086,153)	12%
13 EXPENDITURES						
14 ADMINISTRATIVE						
15 SUPERVISORS - REGULAR MEETINGS	\$ 600	\$ 600	\$ 1,200	\$ 9,600	\$ (8,400)	13%
16 SUPERVISORS - WORKSHOPS	-	-	-	800	(800)	0%
17 PAYROLL TAXES (BOS)	46	46	92	734	(643)	13%
18 PAYROLL SERVICES FEES	50	50	100	600	(500)	17%
19 DISTRICT MANAGEMENT	1,667	1,667	3,333	20,000	(16,667)	17%
20 ADMINISTRATIVE	917	917	1,833	11,000	(9,167)	17%
21 ACCOUNTING	917	917	1,833	11,000	(9,167)	17%
22 ASSESSMENT ROLL PREPARATION	417	417	833	5,000	(4,167)	17%
23 DISSEMINATION AGENT	3,000	-	3,000	3,000	-	100%
24 DISTRICT COUNSEL	2,746	2,225	4,971	35,000	(30,029)	14%
25 DISTRICT ENGINEER	765	638	1,403	14,000	(12,598)	10%
26 ARBITRAGE REBATE CALCULATION	-	-	-	1,500	(1,500)	0%
27 TRUSTEE FEES	4,041	-	4,041	15,701	(11,660)	26%
28 BANK FEES	23	103	126	150	(24)	84%
29 AUDITING	-	-	-	6,000	(6,000)	0%
30 REGULATORY PERMITS AND FEES	175	-	175	175	-	100%
31 TAX COLLECTOR/PROPERTY TAXES	157	-	157	250	(93)	63%
32 LEGAL ADVERTISING	77	77	153	1,500	(1,347)	10%
33 WEBSITE HOSTING	1,579	42	1,621	1,600	21	101%
34 TOTAL ADMINISTRATIVE	17,175	7,696	24,871	137,610	(112,739)	18%
35 INSURANCE						
36 GENERAL LIABILITY/PROPERTY INSURANCE	29,610	-	29,610	27,154	2,456	109%
37 TOTAL INSURANCE	29,610	-	29,610	27,154	2,456	109%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to November 30, 2023

	FY 2024 Month of October	FY 2024 Month of November	FY 2024 Total Actual Year-to-Date	FY 2024 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
38 UTILITIES						
39 UTILITIES - ELECTRICITY	-	4,628	4,628	60,000	(55,372)	8%
40 UTILITIES - STREETLIGHTS	174	8,286	8,460	115,000	(106,540)	7%
41 UTILITIES - WATER/SEWER	1,452	1,368	2,819	11,000	(8,181)	26%
42 UTILITIES - SOLID WASTE ASSESSMENT	-	815	815	1,500	(685)	54%
43 UTILITIES - SOLID WASTE REMOVAL	103	3	106	2,500	(2,394)	4%
44 TOTAL UTILITIES	1,729	15,099	16,828	190,000	(173,172)	9%
45 SECURITY						
46 SECURITY REPAIRS & MAINTENANCE	125	-	125	7,500	(7,375)	2%
47 TOTAL SECURITY	125	-	125	7,500	(7,375)	2%
48 COMMUNITY MAINTENANCE						
49 FIELD SERVICES	421	421	842	5,051	(4,209)	17%
50 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	7,789	337	8,126	4,000	4,126	203%
51 AQUATIC MAINTENANCE	4,335	2,460	6,795	29,520	(22,725)	23%
52 MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	3,100	(3,100)	0%
53 AQUATIC PLANT REPLACEMENT	-	-	-	2,750	(2,750)	0%
54 FISH STOCKING	-	-	-	11,100	(11,100)	0%
55 LAKE & POND MAINTENANCE	-	-	-	20,000	(20,000)	0%
56 ENTRY & WALLS MAINTENANCE	-	-	-	5,500	(5,500)	0%
57 LANDSCAPE MAINTENANCE - CONTRACT	13,675	13,675	27,350	172,305	(144,955)	16%
58 LANDSCAPE REPLACEMENT MULCH	-	-	-	70,000	(70,000)	0%
59 LANDSCAPE REPLACEMENT ANNUALS	16,362	8,181	24,543	29,000	(4,457)	85%
60 LANDSCAPE REPLACEMENT PLANTS & SHRUBS	-	-	-	45,000	(45,000)	0%
61 TREE TRIMMING & MAINTENANCE	-	8,500	8,500	16,000	(7,500)	53%
62 OTHER LANDSCAPE -FIRE ANT TREAT	-	-	-	4,500	(4,500)	0%
63 IRRIGATION REPAIRS & MAINTENANCE	4,218	104	4,322	12,000	(7,678)	36%
64 DECORATIVE LIGHT MAINTENANCE	4,500	4,500	9,000	9,050	(50)	99%
65 PRESSURE WASHING	-	-	-	35,000	(35,000)	0%
66 VOLUNTEER SUPPLIES	-	-	-	2,000	(2,000)	0%
67 FIELD CONTINGENCY	150	-	150	40,000	(39,850)	0%
68 TOTAL PHYSICAL ENVIRONMENT	51,450	38,178	89,628	515,876	(426,248)	17%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to November 30, 2023

	FY 2024 Month of October	FY 2024 Month of November	FY 2024 Total Actual Year-to-Date	FY 2024 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
69 ROAD & STREET FACILITIES						
70 SIDEWALK REPAIR & MAINTENANCE	-	-	-	1,000	(1,000)	0%
71 ROADWAY REPAIR & MAINTENANCE	-	-	-	1,000	(1,000)	0%
72 SIGNAGE REPAIR & REPLACEMENT	-	-	-	5,000	(5,000)	0%
73 TOTAL ROAD & STREET FACILITIES	-	-	-	7,000	(7,000)	0%
74 AMENITY MAINTENANCE						
75 CLUBHOUSE MANAGEMENT	9,623	8,591	18,214	129,857	(111,642)	14%
76 POOL MAINTENANCE - CONTRACT	7,014	2,315	9,329	28,608	(19,279)	33%
77 DOG WASTE STATION SUPPLIES	134	-	134	5,460	(5,326)	2%
78 AMENITY MAINTENANCE & REPAIR	198	494	692	21,000	(20,308)	3%
79 OFFICE SUPPLIES	34	6	40	1,200	(1,160)	3%
80 FURNITURE REPAIR/REPLACEMENT	-	-	-	1,750	(1,750)	0%
81 POOL REPAIRS	257	-	257	2,000	(1,744)	13%
82 POOL PERMITS	-	-	-	1,000	(1,000)	0%
83 COMMUNICATIONS (TEL, FAX, INTERNET)	322	322	644	5,000	(4,356)	13%
84 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	-	-	-	2,000	(2,000)	0%
85 COMPUTER SUPPORT MAINTENANCE & REPAIR	-	-	-	1,000	(1,000)	0%
86 PARK & PLAYGROUND MAINTENANCE & REPAIRS	195	47	242	6,600	(6,358)	4%
87 PEST CONTROL	-	300	300	2,460	(2,160)	12%
88 CLUBHOUSE JANITORIAL SUPPLIES	-	-	-	3,000	(3,000)	0%
89 TOTAL PARKS AND RECREATION	17,777	12,075	29,852	210,935	(181,083)	14%
90 PROJECT BUDGET						
91 CAPITAL IMPROVEMENT PLAN	3,531	-	3,531	116,042	(112,511)	3%
92 TOTAL PROJECT BUDGET	3,531	-	3,531	116,042	(112,511)	3%
93 TOTAL EXPENDITURES	121,397	73,048	194,445	1,212,116	(1,017,671)	16%
94 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(120,417)	77,724	(42,693)	25,790	(68,482)	
95 OTHER FINANCING SOURCES & USES						
96 COUNTY COLLECTION COSTS	-	-	-	(25,790)	25,790	
97 TRANSFERS IN	-	-	-	-	-	
98 TRANSFERS OUT	-	-	-	-	-	
99 TOTAL OTHER FINANCING RESOURCES & USES	-	-	-	(25,790)	25,790	
100 FUND BALANCE - BEGINNING - UNAUDITED			481,808	472,887	8,921	
NET CHANGE IN FUND BALANCE	(120,417)	77,724	(42,693)	-	(42,693)	
FUND BALANCE - ENDING - PROJECTED			\$ 439,116	\$ 472,887	(33,771)	

Long Lake Ranch CDD
Balance Sheet
November 30, 2023

	General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT - BU	\$ 734,082	\$ -	\$ -	\$ -	\$ -	\$ 734,082
3 MONEY MARKET ACCOUNT - BU	-	946,250	-	-	-	946,250
4 RESERVE ACCOUNT - BU	-	92,394	-	-	-	92,394
5 TRUST ACCOUNTS:						-
6 REVENUE FUND	-	-	92,635	29,884	23,353	145,872
7 RESERVE FUND	-	-	317,500	117,969	95,941	531,409
8 PREPAYMENT FUND	-	-	1,250	-	2,217	3,467
9 ACCOUNTS RECEIVABLE	7,850	-	-	-	-	7,850
10 ASSESSMENTS RECEIVABLE - ON ROLL	1,062,541	262,980	279,416	206,823	168,410	1,980,171
11 DUE FROM OTHER FUNDS	984	260,899	40,472	29,958	24,365	356,679
12 PREPAID EXPENSES	28,369	-	-	-	-	28,369
13 DEPOSITS	49,570	-	-	-	-	49,570
14 TOTAL ASSETS	\$ 1,883,395	\$ 1,562,524	\$ 731,274	\$ 384,633	\$ 314,286	\$ 4,876,112
15 LIABILITIES						
16 ACCOUNTS PAYABLE	\$ 26,040	\$ -	\$ -	\$ -	\$ -	\$ 26,040
17 SALES TAX	3	-	-	-	-	3
18 ACCRUED EXPENSES	-	-	-	-	-	-
19 DEFERRED REVENUE - ON-ROLL	1,062,541	262,980	279,416	206,823	168,410	1,980,171
20 DUE TO OTHER FUNDS	355,695	984	-	-	-	356,679
21 TOTAL LIABILITIES	1,444,280	263,964	279,416	206,823	168,410	2,362,893
22 FUND BALANCE						
23 NONSPENDABLE						
24 PREPAID & DEPOSITS	77,939	-	-	-	-	77,939
26 CAPITAL RESERVES	-	972,956	-	-	-	972,956
25 3-MONTH OPERATING CAPITAL	303,029	75,000	-	-	-	378,029
27 UNASSIGNED	58,148	250,603	451,857	177,810	145,876	1,084,295
28 TOTAL FUND BALANCE	439,116	1,298,559	451,857	177,810	145,876	2,513,219
29 TOTAL LIABILITIES & FUND BALANCE	\$ 1,883,395	\$ 1,562,524	\$ 731,274	\$ 384,633	\$ 314,286	\$ 4,876,112

Long Lake Ranch CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to November 30, 2023

	FY 2024 Amended Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 319,149	\$ 37,020	
3 EARLY PAYMENT DISCOUNT	(12,766)	-	\$ 306,383
4 INTEREST & MISCELLANEOUS	-	8,435	8,435
5 TOTAL REVENUE	306,383	45,455	(260,928)
6 EXPENDITURES			
7 CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-
8 CONTINGENCY	-	-	-
9 TOTAL EXPENDITURES	-	-	-
10 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	306,383	45,455	(260,928)
11 OTHER FINANCING SOURCES & USES			
12 COUNTY COLLECTION COSTS	(6,383)	-	
13 TRANSFERS IN	-	-	
14 TRANSFERS OUT	-	-	
15 TOTAL OTHER FINANCING SOURCES & USES	(6,383)	-	6,383
16 FUND BALANCE - BEGINNING	1,078,957	1,253,105	174,148
17 NET CHANGE IN FUND BALANCE	300,000	45,455	(254,545)
18 FUND BALANCE - ENDING	\$ 1,378,957	\$ 1,298,559	\$ (80,398)
19 ANALYSIS OF FUND BALANCE			
20 ASSIGNED			
21 FUTURE CAPITAL IMPROVEMENTS	972,956	972,956	
22 WORKING CAPITAL	75,000	75,000	
23 UNASSIGNED	331,001	250,603	
24 FUND BALANCE - ENDING	\$ 1,378,957	\$ 1,298,559	

Long Lake Ranch CDD
Debt Service Fund - Series 2014
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to November 30, 2023

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 318,750	\$ 39,334	\$ (279,416)
3 INTEREST REVENUE	-	4,303	4,303
4 MISC REVENUE	-	-	-
5 TOTAL REVENUE	318,750	43,637	(275,113)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2023	-	112,781	112,781
9 May 1, 2024	113,081	-	(113,081)
10 November 1, 2024	110,550	-	(110,550)
11 PRINCIPAL RETIREMENT			-
12 May 1, 2024	90,000	-	(90,000)
13 PRINCIPAL PREPAYMENT	-	-	-
14 TOTAL EXPENDITURES	313,631	112,781	(200,850)
15 EXCESS OF REVENUE OVER (UNDER) EXP.	5,119	(69,144)	(74,263)
16 OTHER FINANCING SOURCES (USES)			
17 TRANSFERS IN	-	-	-
18 TRANSFERS OUT	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
20 FUND BALANCE - BEGINNING	506,081	521,002	14,921
21 NET CHANGE IN FUND BALANCE	5,119	(69,144)	(74,263)
22 FUND BALANCE - ENDING	\$ 511,199	\$ 451,857	\$ (59,342)

Long Lake Ranch CDD
Debt Service Fund - Series 2015
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to November 30, 2023

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 <u>REVENUE</u>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 29,115	\$ (206,823)
3 INTEREST REVENUE	-	2,078	2,078
4 <u>TOTAL REVENUE</u>	<u>235,938</u>	<u>31,192</u>	<u>(204,745)</u>
5 <u>EXPENDITURES</u>			
6 INTEREST EXPENSE			
7 November 1, 2023	-	86,319	86,319
8 May 1, 2024	86,319	-	(86,319)
9 November 1, 2024	84,369	-	(84,369)
10 PRINCIPAL RETIREMENT			-
11 May 1, 2024	65,000	-	(65,000)
12 <u>TOTAL EXPENDITURES</u>	<u>235,688</u>	<u>86,319</u>	<u>(149,369)</u>
13 <u>EXCESS OF REVENUE OVER (UNDER) EXP.</u>	<u>250</u>	<u>(55,126)</u>	<u>(55,376)</u>
14 <u>OTHER FINANCING SOURCES (USES)</u>			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
17 <u>TOTAL OTHER FINANCING SOURCES (USES)</u>	<u>-</u>	<u>-</u>	<u>-</u>
18 FUND BALANCE - BEGINNING	230,628	232,937	2,309
19 NET CHANGE IN FUND BALANCE	250	(55,126)	(55,376)
20 <u>FUND BALANCE - ENDING</u>	<u>\$ 230,878</u>	<u>\$ 177,810</u>	<u>\$ (53,068)</u>

Long Lake Ranch CDD
Debt Service Fund - Series 2016
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to November 30, 2023

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 191,881	\$ 23,678	\$ (168,203)
3 INTEREST REVENUE	-	1,626	1,626
4 TOTAL REVENUE	191,881	25,304	(166,577)
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2023	-	61,800	61,800
8 May 1, 2024	61,800	-	(61,800)
9 November 1, 2024	60,500	-	(60,500)
10 PRINCIPAL RETIREMENT			-
11 May 1, 2024	65,000	-	(65,000)
12 PRINCIPAL PREPAYMENT	-	-	-
13 TOTAL EXPENDITURES	187,300	61,800	(125,500)
14 EXCESS OF REVENUE OVER (UNDER) EXP.	4,581	(36,496)	(41,077)
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	189,530	182,372	(7,158)
20 NET CHANGE IN FUND BALANCE	4,581	(36,496)	(41,077)
21 FUND BALANCE - ENDING	\$ 194,111	\$ 145,876	\$ (48,235)

Long Lake Ranch CDD Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2023		BOY Balance				671,423.72
10/01/2023	1503	Egis Insurance & Risk Advisors	Insurance FY 10/1/23 - 10/1/24 Policy # 100123769		28,760.00	642,663.72
10/02/2023	100228	DCSI, Inc " Security & Sound"	Invoice: 31197 (Reference: Service Call 08.18.23.) Invoice: 31205 (Reference: Service Call 08..		1,418.50	641,245.22
10/02/2023	100229	GHS LLC	Invoice: 2023-452 (Reference: Aquatic Maintenance - Sep 2023.)		2,460.00	638,785.22
10/02/2023	100230	Kutak Rock LLP	Invoice: 3282409 (Reference: Legal Svcs - Aug 2023.) Invoice: 3282408 (Reference: Legal Svc:		2,627.50	636,157.72
10/03/2023			Deposit	180.00		636,337.72
10/09/2023	01EFT100923	Duke Energy	000 Sunlake Blvd Lite 08/16/23-09/15/23		347.78	635,989.94
10/09/2023	02EFT100923	Duke Energy	Summary Bill 08/02-09/01/2023		12,278.30	623,711.64
10/10/2023	1ACH101023	Frontier	Phone and Internet -09/15 - 1014/23		209.03	623,502.61
10/10/2023	2ACH101023	Frontier	Phone and Internet - 9/15-10/14		110.99	623,391.62
10/10/2023	100231	DCSI, Inc " Security & Sound"	Invoice: 31198 (Reference: Service Call 08.18.23.)		125.00	623,266.62
10/10/2023	100232	Innersync	Invoice: 21697 (Reference: Annual Website/PDF Service, Oct 2023-Sep 2024.)		1,537.50	621,729.12
10/10/2023	100233	Cooper Pools Inc.	Invoice: 7419 (Reference: Foxtail Motor Replacement.)		750.00	620,979.12
10/11/2023	100234	Vesta Property Services, Inc.	Invoice: 413964 (Reference: Monthly Pool Maintenance.)		2,315.00	618,664.12
10/11/2023	100235	Coastal Waste & Recycling, Inc.	Invoice: SW0000413146 (Reference: Monthly Waste P/U - Oct 2023.)		103.04	618,561.08
10/12/2023	ACH101223	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 8/7-9/6/23		71.80	618,489.28
10/12/2023	100236	RedTree Landscape Systems	Invoice: 14999 (Reference: Landscape Enhancement.)		2,550.00	615,939.28
10/12/2023	100237	Romaner Graphics	Invoice: 21888 (Reference: Signage Repairs - remove graffiti/re-paint.)		2,000.00	613,939.28
10/12/2023	100238	Vesta Property Services	Invoice: 413964 (Reference: Monthly Pool Maintenance.)		2,315.00	611,624.28
10/12/2023	100239	Vesta District Services	Invoice: 413515 (Reference: Monthly Mgmt. Fee.) Invoice: 413516 (Reference: Annual Fee: Di		7,379.25	604,245.03
10/13/2023	1013ACH1	Engage PEO	BOS Mtg 10/5/23		141.80	604,103.23
10/13/2023	1013ACH2	George Smith, Jr	BOS Mtg 10/5/23		184.70	603,918.53
10/13/2023	1013ACH3	Heidi Clawson	BOS Mtg 10/5/23		184.70	603,733.83
10/13/2023	35	William Pellan	BOS Mtg 10/5/23		184.70	603,549.13
10/16/2023	100240	RedTree Landscape Systems	Invoice: 14966 ()		13,675.00	589,874.13
10/16/2023	100241	Vesta Property Services, Inc.	Invoice: 413654 (Reference: Clubhouse Management.)		6,139.83	583,734.30
10/16/2023	100242	Blue Water Aquatics, Inc.	Invoice: 100523- (Reference: Fountain Repairs & Maintenance.)		3,280.09	580,454.21
10/20/2023	1ACH102023	Pasco County Utilities Services Branch	0 Community Center 8/18-9/19/23		1,230.12	579,224.09
10/20/2023	2ACH102023	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 08/18/ -09/19/23		148.75	579,075.34
10/20/2023	EFT102023	Florida Department of Revenue	Sales Tax 3rd Qt 2023		156.75	578,918.59
10/22/2023	ACH102223	BANK UNITED VISA CC			978.81	577,939.78
10/24/2023	100243	Johnson Engineering, Inc.	Invoice: 43 (Reference: General Engineering Svcs.)		765.00	577,174.78
10/24/2023	100244	Romaner Graphics	Invoice: 21916 (Reference: Signage Repairs - Foxwood/Cornuta St & Lake Waters Pl.)		195.00	576,979.78
10/24/2023	100245	Vesta District Services	Invoice: 414275 (Reference: Billable Expenses - Sep 2023.)		17.73	576,962.05
10/31/2023	100246	DCSI, Inc " Security & Sound"	Invoice: 31298 (Reference: Reinstall pool IP camera back from service.)		125.00	576,837.05
10/31/2023	100247	Himes Electrical Service, Inc	Invoice: 23716 (Reference: Circuit Installation for Maint. Shed.)		3,531.12	573,305.93
10/31/2023		EOM Balance		180.00	98,297.79	573,305.93
11/06/2023	100248	Business Observer	Invoice: 23-01749P (Reference: Legal Advertising.)		76.56	573,229.37
11/06/2023	100249	GHS LLC	Invoice: 2023-525 (Reference: Aquatic Maintenance Program.)		1,875.00	571,354.37
11/06/2023	100250	Kutak Rock LLP	Invoice: 3297673 (Reference: Legal Svcs - Sep 2023.) Invoice: 3297672 (Reference: General Le		2,746.00	568,608.37
11/06/2023	100251	Vesta Property Services, Inc.	Invoice: 414444 (Reference: Amenity Management Services.)		6,139.83	562,468.54
11/06/2023	100252	Vesta Property Services	Invoice: WC0507 (Reference: Black mold treatment on Foxtail pool.)		256.50	562,212.04
11/06/2023	100253	Cooper Pools Inc.	Invoice: 7143 (Reference: Motor.)		850.00	561,362.04
11/07/2023			Deposit	277.50		561,639.54
11/07/2023			Deposit	11,973.45		573,612.99
11/08/2023	01ACH110823	Frontier	Phone and Internet -10/15 - 11/14/23		210.94	573,402.05
11/08/2023	EFT110823	Duke Energy	000 Sunlake Blvd Lite 09/16/23-10/17/23		347.78	573,054.27
11/08/2023			Deposit	120.00		573,174.27
11/08/2023	02ACH110823	Frontier	Phone and Internet - 10/15-11/14		110.99	573,063.28
11/09/2023	100254	RedTree Landscape Systems	Invoice: 15121 (Reference: Irrigation Repairs 10.05.23.) Invoice: 15283 (Reference: Monthly G		34,255.00	538,808.28

Long Lake Ranch CDD

Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/09/2023	100255	Coastal Waste & Recycling, Inc.	Invoice: SW0000434938 (Reference: Monthly Waste P/U - Nov 2023.)		2.63	538,805.65
11/09/2023	1109ACH1	Engage PEO	BOS Mtg 11/9/23		141.80	538,663.85
11/09/2023	1109ACH2	George Smith, Jr	BOS Mtg 11/9/23		184.70	538,479.15
11/09/2023	1109ACH3	Heidi Clawson	BOS Mtg 11/9/23		184.70	538,294.45
11/09/2023	36	William Pellan	BOS Mtg 11/9/23		184.70	538,109.75
11/13/2023	ACH111323	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/06/23-10/05/23		72.88	538,036.87
11/13/2023	100256	Vesta District Services	Invoice: 414390 (Reference: Monthly Mgmt. Fee.)		4,379.25	533,657.62
11/14/2023	1505	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2023/2024 Special District Fee Invoice/Update Form		175.00	533,482.62
11/14/2023	1506	Egis Insurance & Risk Advisors	Policy # WC100123769 10.01.23-10.01.24		850.00	532,632.62
11/14/2023	1507	Mike Fasano. Pasco County Tax Collector	Parcel ID 33-26-18-0030-0P200-0000, 2023 Solid Waste Assessment		96.00	532,536.62
11/14/2023	1508	Mike Fasano. Pasco County Tax Collector	Parcel ID 34-26-18-0020-00000-0P10, 2023 Solid Waste Assessment		718.81	531,817.81
11/14/2023			Deposit	105,268.80		637,086.61
11/15/2023			Deposit	7,631.00		644,717.61
11/16/2023	100257	GHS LLC	Invoice: 2023-513 (Reference: Monthly Aquatic Maint..) Invoice: 2023-526 (Reference: Wetlan		2,610.00	642,107.61
11/16/2023	100258	Blue Water Aquatics, Inc.	Invoice: 30835 (Reference: Fountain Motor Replacement.) Invoice: 30836 (Reference: Quarterl		4,509.01	637,598.60
11/17/2023	100259	American Illuminations & Decor	Invoice: 332 (Reference: Holiday Light Installation - 50% Balance.)		4,500.00	633,098.60
11/20/2023	1ACH112023	Pasco County Utilities Services Branch	0 Community Center 9/19-10/19/23		1,124.11	631,974.49
11/20/2023	100260	Johnson Engineering, Inc.	Invoice: 44 (Reference: Professional Services through November 5, 2023.)		637.50	631,336.99
11/20/2023	100261	Vesta Property Services, Inc.	Invoice: 415074 (Reference: October?23 Fees.) Invoice: 415093 (Reference: May 2023 Amenity		20,377.65	610,959.34
11/20/2023	ACH112023	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/19/ -10/19/23		170.67	610,788.67
11/21/2023	1509	LLS Tax Solutions Inc.	Arbitrage Services		650.00	610,138.67
11/21/2023	1510	US Bank	Admin + Incidental Fees 2015 A-1 & A-2		4,040.63	606,098.04
11/21/2023			Deposit	91,751.60		697,849.64
11/22/2023	ACH112223	BANK UNITED VISA CC			366.58	697,483.06
11/27/2023	100262	Business Observer	Invoice: 23-01924P (Reference: Legal Advertising.)		76.56	697,406.50
11/27/2023	100263	Kutak Rock LLP	Invoice: 3311982 (Reference: General Legal Matters - thru 10.10.23.) Invoice: 3311984 (Refere		2,225.00	695,181.50
11/27/2023	100264	Vesta Property Services, Inc.	Invoice: 415096 (Reference: Clubhouse Maint/Attendant Aug 2023.)		5,756.50	689,425.00
11/27/2023	100265	Vesta District Services	Invoice: 414937 (Reference: Billable Expenses - Oct 2023.)		23.34	689,401.66
11/29/2023			Deposit	69,727.57		759,129.23
11/30/2023	EFT113023	Duke Energy			25,047.69	734,081.54
11/30/2023		EOM Balance		286,749.92	125,974.31	734,081.54

EXHIBIT 6

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01749P

Date 10/20/2023

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

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

Description

Amount

Serial # 23-01749P

\$76.56

Notice of Board of Supervisors Regular Meeting

RE: Long Lake Ranch Community Development District regular meeting on
November 2, 2023 at 6:00 p.m.

Published: 10/20/2023

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$76.56

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the "**District**") will be held on Thursday, November 2, 2023, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

Long Lake Ranch Community Development District

Tish Dobson, District Manager
(321) 263-0132, Ext. 285

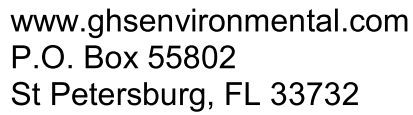
October 20, 2023

23-01749P

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

NOTICE

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



Date: 10/30/2023
Invoice #: 2023-525

Preserve at South Branch Community
Development District
250 International Parkway
Suite 208
Lake Marv. Florida 32746

Due Date	Service Date:
10/30/2023	October 2023

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	25.00%	1,875.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$1,875.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$1,875.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3297673

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

Tish Dobson
Long Lake Ranch CDD
Vesta District Services
Suite 208
250 International Parkway
Lake Mary, FL 32746

Invoice No. 3297673
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

09/07/23	J. Brown	Conduct research regarding public records law enforcement investigative records question
09/07/23	R. Dugan	Research regarding in anticipation of board meeting; confer with Sandy regarding same
09/07/23	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same
09/08/23	S. Sandy	Conduct meeting follow-up
09/11/23	D. Wilbourn	Board meeting follow-up
09/18/23	S. Sandy	Prepare holiday lighting agreement
09/18/23	D. Wilbourn	Prepare agreement for holiday lighting services
09/20/23	S. Sandy	Confer with Dobson regarding October agenda
09/26/23	D. Wilbourn	Prepare pool surface repair and installation services agreement

TOTAL FOR SERVICES RENDERED \$2,060.00

TOTAL CURRENT AMOUNT DUE \$2,060.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3297672

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

Tish Dobson
Long Lake Ranch CDD
Vesta District Services
Suite 208
250 International Parkway
Lake Mary, FL 32746

Invoice No. 3297672
12123-1

Re: General Counsel

For Professional Legal Services Rendered

09/06/23	S. Sandy	0.60	165.00	Conduct research regarding public records request for video surveillance footage; confer regarding same; prepare response to same
09/06/23	D. Wilbourn	0.70	108.50	Prepare response to public records request
09/07/23	S. Sandy	0.60	165.00	Conduct research regarding public records related to criminal investigations; confer with Pellan and Dobson regarding same
09/16/23	S. Sandy	0.10	27.50	Confer regarding amenity suspension
09/19/23	S. Sandy	0.80	220.00	Conduct research regarding community events; confer with Dobson regarding same; confer with Pellan regarding disclosure of security plan information
TOTAL HOURS		2.80		

KUTAK ROCK LLP

Long Lake Ranch CDD

October 30, 2023

Client Matter No. 12123-1

Invoice No. 3297672

Page 2

TOTAL FOR SERVICES RENDERED	\$686.00
-----------------------------	----------

TOTAL CURRENT AMOUNT DUE	<u>\$686.00</u>
--------------------------	-----------------



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

Bill To

Long Lake Ranch CDD (CMD)
250 International Parkway
Suite 208
Lake Mary FL 32746

Invoice

Invoice # 414444
Date 11/01/2023
Terms
Due Date 11/01/2023
Memo Nov'23 Fees

Description	Quantity	Rate	Amount
Amenity Management Services	1	6,139.83	6,139.83
Total			6,139.83



Resident Services Invoice

Vesta Property Services
1020 E Brandon Blvd Suite 207
Brandon, FL 33511

Date 10/29/2023
Invoice # WC0507
Terms Due on receipt

Bill To
Long Lake Ranch CDD (CMD)
250 International Parkway
Suite 208
Lake Mary FL 32746

Description	Quantity	Rate	Serial/Lot Numbers	Amount	Tax Code
Black mold treatment on Foxtail pool approved by Doug	1	256.50		256.50	-Not Taxable-

Total 256.50
Amount Due 256.50

Remit payment to:
Vesta Property Services, Inc.
1020 E Brandon Blvd Suite 207
Brandon, FL 33511



WC0507



Cooper Pools Inc CPC1459240

4850 Allen Rd #13
Zephyrhills, FL 33541
+1 8447665256
info@cooperpoolsinc.com
www.CooperPoolsInc.com

INVOICE

BILL TO
Long Lake Ranch

INVOICE 7143
DATE 07/07/2023
TERMS Net 30
DUE DATE 08/06/2023

P.O. NUMBER
Doug

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	HSQ165 1.65THP 115/230V 18.8/9.4A 48Y SQFL MOTOR	1	850.00	850.00

Contact Cooper Pools Inc CPC1459240 to pay.				
SUBTOTAL				850.00
TAX				0.00
TOTAL				850.00

BALANCE DUE				\$850.00



LONG LAKE RANCH

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	11/08/23
Billing Date	10/15/23
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	209.03
Payments Received Thru 10/10/23	-209.03
Thank you for your payment!	
Balance Forward	.00
New Charges	210.94
Total Amount Due	\$210.94



RECEIVED OCT 28 2023

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signupforautopay](https://frontier.com/signupforautopay)



800-801-6652



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Download on the
App Store

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

0790 0007 NO RP 15 10162023 NNNNNNNN 01 000343 0002

LONG LAKE RANCH
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062



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

Date of Bill
Account Number10/15/23
813-406-4423-061521-5

CURRENT BILLING SUMMARY

Local Service from 10/15/23 to 11/14/23

Qty Description	813/406-4423.0	Charge
Basic Charges		
OneVoice Nationwide		29.99
\$10 Voice Discount per Line When Bundled with Internet		
OneVoice Access Line		
Carrier Cost Recovery Surcharge		13.99
Federal Subscriber Line Charge - Bus		6.50
Frontier Roadwork Recovery Surcharge		2.75
Access Recovery Charge-Business		2.50
FCA Long Distance - Federal USF Surcharge		4.83
FL State Communications Services Tax		3.15
Federal USF Recovery Charge		3.10
County Communications Services Tax		1.55
FL State Gross Receipts Tax		1.23
Pasco County 911 Surcharge		.40
Federal Excise Tax		.36
FL State Gross Receipts Tax		.09
FL Telecommunications Relay Service		.09
Total Basic Charges		70.53
Non Basic Charges		
Business Fiber Internet 500		105.99
1 Usable Static IP Address		19.99
Total Non Basic Charges		125.98
Toll/Other		
Federal Primary Carrier Single Line Charge		9.99
FCA Long Distance - Federal USF Surcharge		3.45
FL State Communications Services Tax		.66
County Communications Services Tax		.33
Total Toll/Other		14.43
TOTAL	210.94	

Detail of Frontier Com of America Charges

Toll charged to 813/406-4423

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	4	27	.00
***Customer Summary	4	27	.00

Caller Summary Report

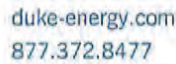
	Calls	Minutes	Amount
Interstate	2	17	.00
Intrastate	2	10	.00
***Customer Summary	4	27	.00

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$84.96 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

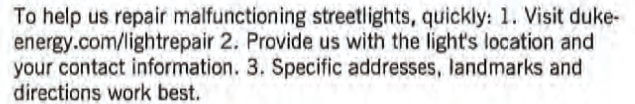
Beginning October 1, 2023, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 29.2% to 34.5% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes





Account number 9100 8435 5645

Previous Amount Due	\$347.78
<i>Payment Received Oct 10</i>	-347.78
Current Lighting Charges	346.21
Taxes	1.57
Total Amount Due Nov 08	\$347.78

[illegible]

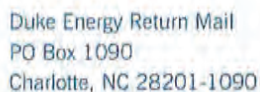
74° 71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 82° 78°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	490	490	5,880	490
Avg. Daily (kWh)	15	16	16	
12-month usage based on most recent history				

RECEIVED NOV 06 2023

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Account number
9100 8435 5645

\$347.78
by Nov 8

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

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

001277 000001058



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



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

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

Your next meter reading on or after: Nov 15

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Sep 16 - Oct 17		
Description	Quantity	Usage
SV FLAGLER ACR 9500L	10	490 kWh
Total	10	490 kWh

Billing details - Lighting

Billing Period - Sep 16 23 to Oct 17 23	
Customer Charge	\$1.65
Energy Charge	
490.000 kWh @ 4.784c	23.44
Fuel Charge	
490.000 kWh @ 5.270c	25.82
Asset Securitization Charge	
490.000 kWh @ 0.061c	0.30
Fixture Charge	
SV FLAGLER ACR 9500L	155.30
Maintenance Charge	
SV FLAGLER ACR 9500L	18.40
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
10 Pole(s) @ \$12.130	121.30
Total Current Charges	\$346.21

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.26
Gross Receipts Tax	1.31
Total Taxes	\$1.57



**Your Monthly Invoice****Account Summary**

New Charges Due Date	11/08/23
Billing Date	10/15/23
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	110.99
Payments Received Thru 10/10/23	-110.99
Thank you for your payment!	
Balance Forward	.00
New Charges	110.99
Total Amount Due	\$110.99



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WAYS TO PAY YOUR BILL



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signupforautopay](https://frontier.com/signupforautopay)



800-801-6652



MyFrontier app



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

6790 0007 NO RP 15 10162023 NNNNNNNN 01 000043 0001

LONG LAKE RANCH
19037 LONG LAKE RANCH BLVD
LUTZ FL 33558-5507



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



Date of Bill
Account Number

10/15/23
813-949-6028-061521-5

NEXT-GENERATION BUSINESS COMMUNICATIONS

Easy-to-manage HD phone system
One simple app for phone, video,
messaging, SMS and fax
Includes video meetings at no
added cost*

Frontier® + RingCentral starting at

\$24.99

/mo. when bundled with Frontier Fiber

business.frontier.com/unified-communications

*Standard package



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

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

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

IMPORTANT CONSUMER MESSAGES

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

SERVICE TERMS

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

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.



Date of Bill
Account Number

10/15/23
813-949-6028-061521-5

CURRENT BILLING SUMMARY

Local Service from 10/15/23 to 11/14/23

Qty Description 813/949-6028.0

Non Basic Charges

Business Fiber Internet 500

1 Usable Static IP Address

Total Non Basic Charges**Charge**

105.99

5.00

110.99**TOTAL 110.99**



RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 15121



BILL TO Long Lake Ranch Community Development District 250 International Parkway, Suite 208 Lake Mary, FL 32746 USA	DATE 10/23/2023	PLEASE PAY \$343.00	DUE DATE 10/23/2023
--	---------------------------	-------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 10/5/23:			
Clubhouse:			
Main line leak at clubhouse due to broken fitting			
Sales 2" tee	1	4.50	4.50
Sales 2" couplings	2	2.00	4.00
Sales SCH 40 PVC pipe, per foot	1	1.75	1.75
Sales 1 1/2" slip fix	1	22.50	22.50
Sales 1 1/2" coupling	2	2.00	4.00
Sales 1 1/2" 90%	1	2.50	2.50
Sales 1 1/2" PVC pipe, per foot	1	1.25	1.25
Sales Labor - technician	5.50	55.00	302.50

TOTAL DUE	\$343.00
------------------	-----------------

THANK YOU.

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 15283



BILL TO

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

DATE
11/01/2023

PLEASE PAY
\$13,675.00

DUE DATE
11/01/2023

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

TOTAL DUE \$13,675.00

THANK YOU.

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 15380



BILL TO Long Lake Ranch Community Development District 250 International Parkway, Suite 208 Lake Mary, FL 32746 USA	DATE 10/31/2023	PLEASE PAY \$3,875.00	DUE DATE 10/31/2023
--	---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 10/30/23: Across from basketball court: Replaced burned Mag starter, replaced bad pressure tank and replaced pressure switch			
Sales PC144 tank ESP 100 Mag Starter FSG2 pressure switch Labor - technician 1 year warranty	1	3,875.00	3,875.00

TOTAL DUE	\$3,875.00
------------------	-------------------

THANK YOU.

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 15398



BILL TO

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

DATE
10/31/2023

PLEASE PAY
\$16,362.00

DUE DATE
10/31/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per approved proposal dated 2/23/23:			
Landscape Construction	3,636	2.25	8,181.00
Installation of (3,636) 4" annuals in all seasonal color beds.			
Supplemental installation of organic potting media.			
Summer rotation performed 6/24			
Landscape Construction	3,636	2.25	8,181.00
Installation of (3,636) 4" annuals in all seasonal color beds.			
Supplemental installation of organic potting media.			
Fall rotation performed 9/11			

TOTAL DUE \$16,362.00

THANK YOU.

COASTAL WASTE & RECYCLING - SW
1840 NW 33RD ST
POMPANO BEACH, FL 33064
Clearwater Office: 727-561-0360
Ft. Myers Office: 954-947-4000
Orlando Office: 407-905-9200
Sarasota Office: 941-922-3417



INVOICE

Invoice SW0000434938
Page Page 1 of 1
Date 11/01/2023
Customer 16948
Site 0
PO Number
Due Date 11/26/2023

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD 1x Week				
01 - Nov	MONTHLY - WASTE COLLECTION (Nov 01/23 - Nov 30/23)		\$94.40	1.00	\$94.40
01 - Nov	ADMIN FEE - MONTHLY (Nov 01/23 - Nov 30/23)		\$3.95	1.00	\$3.95
01 - Nov	FUEL SURCHARGE				\$4.28
	SITE TOTAL				\$102.63

*Account
Status*

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

INVOICE TOTAL	\$102.63
----------------------	----------

Invoice SW0000434938
Page Page 1 of 1
Date 11/01/2023
Customer 16948
Site 0
PO Number
Due Date 11/26/2023

Please return this portion with payment to:

Coastal Waste & Recycling
PO Box 25756
Miami FL 33102-5756
www.coastalwasteinc.com

AMOUNT REMITTED	
------------------------	--

0025756SW0169480000SW000043493800000102635



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

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

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



161 0 1
10-10002

LONG LAKE RANCH CDD

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

Bill Number: 19274151

Billing Date: 10/25/2023

Billing Period: 9/6/2023 to 10/5/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
				10/5/2023			

Transactions

Previous Bill	71.80
Payment 10/12/23	-71.80 CR
Balance Forward	0.00
Current Transactions	
Adjustments	
Fire Line/Hydrant Base Charge	72.88
Total Current Transactions	72.88
TOTAL BALANCE DUE	\$72.88

RECEIVED OCT 27 2023



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0929280
Customer # 01307800
Balance Forward 0.00
Current Transactions 72.88

Total Balance Due \$72.88
Due Date 11/13/2023

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

The Total Due will be electronically transferred on 11/13/2023.

LONG LAKE RANCH CDD
C/O DPG
250 INTERNATIONAL 208 PARKWAY APT SUITE
LAKE MARY FL 32746

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

013078005092928041927415140000072887

**Bill To**

DPFG, LLC
Long Lake Ranch Community Development District
c/o Vesta District Services
250 International Parkway , Suite #208
Lake Mary FL 32746

250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 11/01/2023

Invoice # 414390

In Reference To:

Monthly contracted management fees, as follows:

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
VESTA DISTRICT SERVICES
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

Description	Quantity	Rate	Amount
District Management Services	1		1,666.67
Accounting Services	1		916.66
Administration Services	1		916.66
Assessment Preparation	1		416.67
Field Operation Services	1		420.92
Website	1		41.67

Total 4,379.25

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89125
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001009

Long Lake Ranch Community Development District

Ms. Sarah R. Sandy

Kutak Rock LLP

107 West College Avenue

Tallahassee, Florida 32301



2. Telephone: 850-692-7300 Ext:
3. Fax: 850-692-7319
4. Email: Sarah.Sandy@KutakRock.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: longlakeranchcdd.org
8. County(ies): Pasco
9. Special Purpose(s): Community Development
10. Boundary Map on File: 05/24/2013
11. Creation Document on File: 05/24/2013
12. Date Established: 01/08/2013
13. Creation Method: Local Ordinance
14. Local Governing Authority: Pasco County
15. Creation Document(s): County Ordinance 13-01
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date 11.08.23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.



INVOICE

Customer	Long Lake Ranch Community Development
Acct #	673
Date	09/22/2023
Customer Service	Charisse Bitner
Page	1 of 1

Long Lake Ranch Community Development
c/o DPGF Management and Consulting LLC
250 International Parkway, Ste 280
Lake Mary, FL 32746

Payment Information	
Invoice Summary	\$ 850.00
Payment Amount	
Payment for:	Invoice#20059
WC100123769	

Thank You

Please detach and return with payment



Customer: Long Lake Ranch Community Development

Invoice	Effective	Transaction	Description	Amount
20059	10/01/2023	Renew policy	Policy #WC100123769 10/01/2023-10/01/2024 FIA WC WC - Volunteers & Board Member - Renew policy Expense Constant & Terroism - Renew policy Due Date: 9/22/2023	690.00 160.00
				Total
				\$ 850.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

scclimer@egisadvisors.com

09/22/2023

Pasco County, Florida

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



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

PARCEL ADDRESS:
2042 LAKE WATERS PLACE
LUTZ, FL 33558

Use code: 77
Description: CLUBS, LODGES, HALLS

Date : 11/3/2023

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

"H" Indicates Hauler Record.

Card	Use Code	Assessment
01	77	\$100.00

Total Assessment Levied all Cards: \$100.00

**** IMPORTANT - PLEASE READ : The final date for filing the 2023 appeal is January 31, 2024 ****

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

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

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

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment

RECEIVED NOV 13 2023



2023 Solid Waste Disposal Assessment.

Total Fee Due If Paid By:

217.55

NOV 30
\$96.00

DEC 31
\$97.00

JAN 31
\$98.00

FEB 29
\$99.00

MAR 31
\$100.00

APR 30 *
\$101.50

MAY 31 *
\$103.00

Assessment Levied
\$100.00

Parcel Number
33-26-18-0030-0P200-0000
Invoice# 23137288

* Delinquent April 1

SW SW /0 1-4 1-4

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

Payable To:

Mike Fasano, Pasco County Tax Collector

Mail To:

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

23137288 33261800300P2000000 0009600



MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA
POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

November 1, 2023

Dear Solid Waste Commercial Customer

Beginning November 1, 2023, all payments for your Pasco County Commercial Solid Waste assessment will be made to the Pasco County Tax Collector. Pasco County Utilities will no longer be accepting payments.

All checks should be made payable to: **Mike Fasano, Pasco County Tax Collector**

Mailed to:

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

As always, a return (addressed) envelope will be included with your notice.

Payments will be accepted in person, at any of the five conveniently located Pasco County Tax Collector offices throughout Pasco County, Florida (see locations and hours) or online through our portal at Pascotaxes.com. Payments can be made in person by cash, check, credit card, or debit card. Please note that credit card or debit card payments will carry a third-party convenience fee. Additionally, the Tax Collector accepts all online bill payments initiated by your bank.

As always, we look forward to your ongoing business. If you have any questions relating to this change or any other account inquiries, please contact Pasco County Solid Waste office at 727-847-8123.

Respectfully yours,

A handwritten signature in cursive script, appearing to read "Mike Fasano".

Mike Fasano
Pasco County Tax Collector

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O' LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165

Stacy E. Kapnic

From: Tish L. Dobson
Sent: Monday, November 13, 2023 4:34 PM
To: Stacy E. Kapnic
Cc: Marcelle R. Scott
Subject: RE: Pasco County Tax Collector Invoices

Hi,
These are cleared for payment.

Thank you!

Tish Dobson
District Manager



250 International Pkwy., Ste. 208
Lake Mary, Florida 32746
C: 813-758-4841
www.VestaPropertyServices.com

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From: Stacy E. Kapnic <skapnic@vestapropertyservices.com>
Sent: Monday, November 13, 2023 4:23 PM
To: Tish L. Dobson <tdobson@vestapropertyservices.com>
Cc: Marcelle R. Scott <msscott@vestapropertyservices.com>; Stacy E. Kapnic <skapnic@vestapropertyservices.com>
Subject: Pasco County Tax Collector Invoices

Hi Tish!! 😊

Please let us know if the attached invoices (listed below) are approved for payment.

Asturia \$1,249.67
LLR \$96.00
LLR \$718.81
PWL \$96.00

Also attached is a letter from the Tax Collector stating that payments are to be sent to the Tax Collector's office going forward.

Sincerely,

Stacy Kapnic
Accounts Payable, District Services



250 International Pkwy., Ste. 208
Lake Mary, Florida 32746
P: 321.263.0132 ext.739
C: 561.248.6938

www.VestaPropertyServices.com

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Pasco County, Florida

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

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

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

Use code: 77
Description: CLUBS, LODGES, HALLS

Date : 11/3/2023

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

"H" Indicates Hauler Record.

Card	Use Code	Assessment
01 H	77	\$748.76

Total Assessment Levied all Cards: \$748.76

**** IMPORTANT - PLEASE READ : The final date for filing the 2023 appeal is January 31, 2024 ****

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

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

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

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment



2023 Solid Waste Disposal Assessment.

Total Fee Due If Paid By:

219 / 55

NOV 30
\$718.81

DEC 31
\$726.30

JAN 31
\$733.78

FEB 29
\$741.27

MAR 31
\$748.76

APR 30 *
\$759.99

MAY 31 *
\$771.22

Assessment Levied
\$748.76

Parcel Number
34-26-18-0020-00000-0P10
Invoice# 23227623

* Delinquent April 1

SW SW /0 3-4 3-4

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

Payable To:

Mike Fasano, Pasco County Tax Collector

Mail To:

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

23227623 3426180020000000P10 0071881



MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA
POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

November 1, 2023

Dear Solid Waste Commercial Customer

Beginning November 1, 2023, all payments for your Pasco County Commercial Solid Waste assessment will be made to the Pasco County Tax Collector. Pasco County Utilities will no longer be accepting payments.

All checks should be made payable to: **Mike Fasano, Pasco County Tax Collector**

Mailed to:

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

As always, a return (addressed) envelope will be included with your notice.

Payments will be accepted in person, at any of the five conveniently located Pasco County Tax Collector offices throughout Pasco County, Florida (see locations and hours) or online through our portal at Pascotaxes.com. Payments can be made in person by cash, check, credit card, or debit card. Please note that credit card or debit card payments will carry a third-party convenience fee. Additionally, the Tax Collector accepts all online bill payments initiated by your bank.

As always, we look forward to your ongoing business. If you have any questions relating to this change or any other account inquiries, please contact Pasco County Solid Waste office at 727-847-8123.

Respectfully yours,

A handwritten signature of Mike Fasano in dark ink.

Mike Fasano
Pasco County Tax Collector

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O'LAKE'S
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165

Stacy E. Kapnic

From: Tish L. Dobson
Sent: Monday, November 13, 2023 4:34 PM
To: Stacy E. Kapnic
Cc: Marcelle R. Scott
Subject: RE: Pasco County Tax Collector Invoices

Hi,
These are cleared for payment.

Thank you!

Tish Dobson
District Manager



250 International Pkwy., Ste. 208
Lake Mary, Florida 32746
C: 813-758-4841
www.VestaPropertyServices.com

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From: Stacy E. Kapnic <skapnic@vestapropertyservices.com>
Sent: Monday, November 13, 2023 4:23 PM
To: Tish L. Dobson <tdobson@vestapropertyservices.com>
Cc: Marcelle R. Scott <msscott@vestapropertyservices.com>; Stacy E. Kapnic <skapnic@vestapropertyservices.com>
Subject: Pasco County Tax Collector Invoices

Hi Tish!! 😊

Please let us know if the attached invoices (listed below) are approved for payment.

Asturia \$1,249.67
LLR \$96.00
LLR \$718.81
PWL \$96.00

Also attached is a letter from the Tax Collector stating that payments are to be sent to the Tax Collector's office going forward.

Sincerely,

Stacy Kapnic
Accounts Payable, District Services



250 International Pkwy., Ste. 208
Lake Mary, Florida 32746
P: 321.263.0132 ext.739
C: 561.248.6938

www.VestaPropertyServices.com

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system. For District Management Services: **Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.**



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

Invoice

Date: 10/30/2023
Invoice #: 2023-526

To:

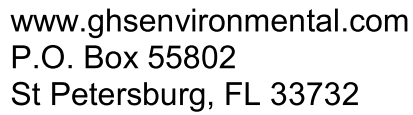
Long Lake Ranch CDD
DPFG Management & Consulting LLC
250 International Parkway, Suite 208
Lake Mary, FL 32773

Project: Wetland F6 StructureClear
Proposal #: 23-222
P.O. #:

Due Date	Service Date:
11/29/2023	October 2023

Task #	Description	Project Compl...	Amount
Task 1	Remove vegetation adjacent to Wetland F6 (Roundabout) Control Structure	100.00%	150.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$150.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!	Payments/Credits	\$0.00
	Balance Due	\$150.00



Date: 10/30/2023
Invoice #: 2023-513

Due Date	Service Date:
11/29/2023	October 2023

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	80.00%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
727-842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com



INVOICE

BILL TO
Long Lake Ranch CDD
c/o Vesta District Services
250 International Parkway, Ste 208
Lake Mary, FL 32746

INVOICE 30837
DATE 10/31/2023
TERMS Net 45
DUE DATE 12/15/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
10/12/2023	500W PAR56 light bulb	GE or similar namebrand	6	36.71	220.26
10/12/2023	Capacitor	45mF 440/370 VAC Run capacitor	1	16.00	16.00
10/12/2023	Capacitor	208-250mF 370 VAC Start capacitor	1	27.82	27.82
10/12/2023	Labor	Installation, dielectric grease, cleaning inside of light housing	0.50	113.00	56.50
SUBTOTAL					320.58
TAX					0.00
TOTAL					320.58
BALANCE DUE					\$320.58



Blue Water Aquatics, Inc.

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

Page 1 of 1
Sunday, October 29, 2023
8:58:31 PM

Aquatic Services Report

Technician

Chris Thompson

Job Details

Service Date	10/12/2023
Customer	Long Lake Ranch CDD
Weather Conditions	Cloudy
Wind	W @ 10 mph
Temperature	78
Multiple Sites Treated	No
Pond Number	Fountains 2,4,5
Service Performed	Inspection
Work Performed	<input checked="" type="checkbox"/> Fountain / Aeration <input checked="" type="checkbox"/> Special Service Agreement <input checked="" type="checkbox"/> Follow-Up
Equipment Used	<input checked="" type="checkbox"/> Bass Boat
D/Oxygen	N/A
Water Level	Normal
Restrictions	None
Observations/Recommendations	ESTIMATE # 2023-1013 We replaced 6 PAR 56 500W halogen bulbs. The housings were reinstalled and the light timers were set for 7pm to 10pm. We installed new capacitors on F4 and F6.

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
727-842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com



INVOICE

BILL TO
Long Lake Ranch CDD
c/o Vesta District Services
250 International Parkway, Ste 208
Lake Mary, FL 32746

INVOICE 30835
DATE 10/31/2023
TERMS Net 45
DUE DATE 12/15/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair			
	PER ESTIMATE #2023-016	1	2,599.09	2,599.09
	Replace Grundfos motor 4", 230V, 1 phase			
	Replace Grundfos pump 4", 230 GPM			
	Replace Grundfos control box			
	Fountain Repair			
	Replace 3 500Q Par 56 MFL bulbs	3	52.78	158.34
	Labor			
	Total labor charge	1	681.00	681.00
SUBTOTAL				3,438.43
TAX				0.00
TOTAL				3,438.43
BALANCE DUE				\$3,438.43



Blue Water Aquatics, Inc.

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

Page 1 of 2
Sunday, October 29, 2023
9:00:07 PM

Aquatic Services Report

Technician

Chris Thompson

Job Details

Service Date	10/25/2023
Customer	Long Lake Ranch CDD
Weather Conditions	Sunny
Wind	E @ 10 mph
Temperature	85
Multiple Sites Treated	No
Pond Number	Fountain 1
Service Performed	Inspection
Work Performed	<input checked="" type="checkbox"/> Fountain / Aeration <input checked="" type="checkbox"/> Special Service Agreement
Equipment Used	<input checked="" type="checkbox"/> Bass Boat
D/Oxygen	N/A
Water Level	Normal
Restrictions	None
Observations/Recommendations	ESTIMATE # 2023-1016 We replaced the motor, pump, and control unit with a new Grundfos 3hp system. We cleaned the fountain float and light lenses. We then ran voltage and amperage checks and returned the fountain to service.

Pictures of Work Completed

Aquatic Services Report



North fountain



We will add a new start/stop device to this timer.

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
727-842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com



INVOICE

BILL TO
Long Lake Ranch CDD
c/o Vesta District Services
250 International Parkway, Ste 208
Lake Mary, FL 32746

INVOICE 30836
DATE 10/31/2023
TERMS Net 45
DUE DATE 12/15/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
10/02/2023	Fountain Cleaning	QUARTERLY Fountain Inspection & Cleaning Services Service Report Attached	1	750.00	750.00

SUBTOTAL					750.00
TAX					0.00
TOTAL					750.00

BALANCE DUE					\$750.00



Aquatic Services Report

Technician

Chris Thompson

Job Details

Service Date	10/2/2023
Customer	Long Lake Ranch CDD
Weather Conditions	Partly Cloudy
Wind	W @ 3 mph
Temperature	87
Multiple Sites Treated	No
Pond Number	Fountains 1,2,3,4,5,6
Service Performed	Inspection
Work Performed	<input checked="" type="checkbox"/> Fountain / Aeration
Equipment Used	<input checked="" type="checkbox"/> Bass Boat
D/Oxygen	N/A
Water Level	Normal
Restrictions	None
Observations/Recommendations	We cleaned the floats, intake screen, and light housings/lenses on all fountains. We inspected the lights and found that 6 bulbs needed to be replaced(F2,F4,F5). Each fountain has two halogen bulbs. We then inspected the cabinets and electrical systems. F6 could use a new run capacitor and F5 could use a new start capacitor. F5's breaker was nuisance tripping every 1-2hrs so we replaced it with a used one on hand (no charge).

Pictures of Work Completed

Aquatic Services Report



After cleaning



Each fountain has three brass housings with 8 bolts.



Some bulbs burn out while others have a broken filament or overly corroded socket prongs.



Run capacitor

Aquatic Services Report



Start capacitor





American Illuminations & Decor

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

(813) 758-4841
tdobson@dpfgmc.com

INVOICE	#332
DUE	Upon receipt
AMOUNT DUE	\$4,500.00

CONTACT US
4737 Mile Stretch Dr, Suite 4103
Holiday, FL 34690

(813) 716-5999
william@american-powerwashing.com

INVOICE

Services	qty	unit price	amount
Home For the Holidays	1.0	\$9,000.00	\$9,000.00
Scope of Work: Install all Cool White C9 Lights and Wreaths owned by Long Lake Ranch following the design as instructed. Install leased Cool White C9 lights on the pavilions at the Long Lake Ranch Amenity Center. Install leased Cool White Mini LED Lights and Red Bows on Wreaths owned by Long Lake Ranch. Includes maintenance of all installations. If there are issues needing to be addressed, please call 813-716-5999 or email william@american-powerwashing.com. Takedowns are guaranteed by Jan 21st, but most likely will be done by, or around, Jan 14th.			

Total **\$9,000.00**

Payment History			
Sep 29	Fri 2:59pm	Credit Card	\$4,500.00



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

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

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



34 0 1
42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: 19307343

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	9/19/2023	23252	10/19/2023	23412	30	160

Usage History

Water	Irrigation
October 2023	160
September 2023	174
August 2023	160
July 2023	164
June 2023	205
May 2023	127
April 2023	14
March 2023	81
February 2023	75
January 2023	6
December 2022	28
November 2022	6

Transactions

Previous Bill	1,230.12
Payment 10/20/23	-1,230.12 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.21
Water Charges 50.0 Thousand Gals X \$3.29	164.50
Water Charges 25.0 Thousand Gals X \$6.59	164.75
Water Charges 85.0 Thousand Gals X \$8.89	755.65
Total Current Transactions	1,124.11
TOTAL BALANCE DUE	\$1,124.11

RECEIVED NOV 06 2023



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 0928090
Customer # 01307800
Balance Forward 0.00
Current Transactions 1,124.11

Total Balance Due \$1,124.11
Due Date 11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

LONG LAKE RANCH CDD
C/O DPGF
250 INTERNATIONAL 208 PARKWAY APT SUITE
LAKE MARY FL 32746

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

013078005092809061930734320001124116

Johnson Engineering, Inc.

Remit To:

2122 Johnson Street

Fort Myers, FL 33901

Ph: 239.334.0046

Project Manager Philip Chang

Tish Dobson

Long Lake Ranch CDD

c/o DPFG

250 International Pkwy, Suite 208

Lake Mary, FL 32746

Invoice

November 14, 2023

Project No: 20192175-000

Invoice No: 44

FEID #59-1173834

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

Professional Services through November 5, 2023

Phase 01 General Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	10/12/2023	1.75	170.00	297.50	
Prepare pond inspection report and provide to DM;					
Chang, Philip	10/30/2023	1.00	170.00	170.00	
Prepare SWFWMD cert forms for Village 3, Community Center and					
Village 8 Townhomes and provide to DM;					
Chang, Philip	10/31/2023	1.00	170.00	170.00	
Submit completed SWFWMD Cert forms;					
Totals		3.75		637.50	
Total Labor					637.50
			Total this Phase		\$637.50
			Total this Invoice		\$637.50



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

Bill To

Long Lake Ranch CDD (CMD)
250 International Parkway
Suite 208
Lake Mary FL 32746

Invoice

Invoice # 415095
Date 10/31/2023
Terms
Due Date 10/31/2023
Memo Clubhouse Attendant/...

Description	Quantity	Rate	Amount
July 2023 Amenity Maintenance Staffing	1	3,745.44	3,745.44
July 2023 Amenity Maintenance Staffing	1	758.40	758.40
July 2023 Amenity Maintenance Staffing	1	120.00	120.00

Thank you for your business.

Total 4,623.84



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

Bill To

Long Lake Ranch CDD (CMD)
250 International Parkway
Suite 208
Lake Mary FL 32746

Invoice

Invoice # 415094
Date 10/31/2023
Terms
Due Date 10/31/2023
Memo Clubhouse Attendant/...

Description	Quantity	Rate	Amount
June 2023 Amenity Maintenance Staffing	1	3,857.22	3,857.22

Thank you for your business.

Total 3,857.22



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

Bill To

Long Lake Ranch CDD (CMD)
250 International Parkway
Suite 208
Lake Mary FL 32746

Invoice

Invoice # 415074
Date 10/31/2023
Terms
Due Date 10/31/2023
Memo October'23 Fees

Description	Quantity	Rate	Amount
Clubhouse Attendant	1	916.20	916.20
Clubhouse Maintenance	1	2,352.24	2,352.24

Thank you for your business.

Total 3,268.44



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

Bill To

Long Lake Ranch CDD (CMD)
250 International Parkway
Suite 208
Lake Mary FL 32746

Invoice

Invoice # 415093
Date 10/31/2023
Terms
Due Date 10/31/2023
Memo Clubhouse Attendant/...

Description	Quantity	Rate	Amount
May 2023 Amenity Maintenance Staffing	1	3,997.35	3,997.35

Thank you for your business.

Total 3,997.35



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

Bill To

Long Lake Ranch CDD (CMD)
250 International Parkway
Suite 208
Lake Mary FL 32746

Invoice

Invoice # 414998
Date 10/31/2023
Terms
Due Date 10/31/2023
Memo Oct'23 Fees Contract I...

Description	Quantity	Rate	Amount
Amenity Management Services - Contract Increase as of 10/1/23	1	214.90	214.90
Total			214.90



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

Bill To

Long Lake Ranch CDD (CMD)
250 International Parkway
Suite 208
Lake Mary FL 32746

Invoice

Invoice # 415073
Date 10/31/2023
Terms
Due Date 10/31/2023
Memo Facility Attendant/Main...

Description	Quantity	Rate	Amount
September 2023 Amenity Maintenance Staffing	1	2,983.50	2,983.50
September 2023 Amenity Maintenance Staffing	1	483.20	483.20
September 2023 Amenity Maintenance Staffing	1	949.20	949.20

Thank you for your business.

Total 4,415.90



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

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

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



35 0 1
42-52316

LONG LAKE RANCH CDD

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

Bill Number: 19307348

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	9/19/2023	346	10/19/2023	350	30	4

Usage History

Water	
October 2023	4
September 2023	2
August 2023	7
July 2023	2
June 2023	4
May 2023	3
April 2023	5
March 2023	4
February 2023	1
January 2023	2
December 2022	3
November 2022	2

Transactions

Previous Bill	148.75
Payment 10/20/23	-148.75 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.21
Water Tier 1 4.0 Thousand Gals X \$2.07	8.28
Sewer	
Sewer Base Charge	96.34
Sewer Charges 4.0 Thousand Gals X \$6.71	26.84
Total Current Transactions	170.67
TOTAL BALANCE DUE	\$170.67

RECEIVED NOV 06 2023



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0928725
Customer #	01307800
Balance Forward	0.00
Current Transactions	170.67

Total Balance Due	\$170.67
Due Date	11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

LONG LAKE RANCH CDD
C/O DPFG
250 INTERNATIONAL 208 PARKWAY APT SUITE
LAKE MARY FL 32746

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

013078005092872571930734870000170675

LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

BILL TO

Long Lake Ranch
Community Development
District
c/o Vesta District Services
250 International
Parkway, Suite 208
Lake Mary, FL 32746

INVOICE # 003079

DATE 08/03/2023

DUE DATE 09/02/2023

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$4,450,000 Long Lake Ranch Community Development District Capital Improvement Revenue Bonds, Series 2014A-1 and \$5,050,000 Long Lake Ranch Community Development District Capital Improvement Revenue Bonds, Series 2014A-2 – Rebate Requirement Calculation for the period ended June 5, 2023.	650.00
BALANCE DUE	\$650.00

Thank You For Your Business



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

Stacy

2/3

Invoice Number: 7102210
Account Number: 250999000
Invoice Date: 10/25/2023
Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
United States

LONG LAKE RANCH CDD SERIES 2015A-1 AND A-2

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

RECEIVED NOV 01 2023

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

LONG LAKE RANCH CDD SERIES 2015A-1 AND A-2

Invoice Number: 7102210
Account Number: 250999000
Current Due: \$4,040.63
Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 250999000
Invoice # 7102210
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 7102210
Invoice Date: 10/25/2023
Account Number: 250999000
Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

LONG LAKE RANCH CDD SERIES 2015A-1 AND A-2

Accounts Included 250999000 250999001 250999003 250999004 250999005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 10/01/2023 - 09/30/2024				\$3,750.00
Incidental Expenses 10/01/2023 to 09/30/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





October 2023 Statement

Open Date: 09/26/2023 Closing Date: 10/23/2023

Page 1 of 3

Account: 4798 5101 7897 7613

Visa® Community Card

Elan Financial
Services

1-866-552-8855

BUS 30 ELN

15

LONG LAKE RANCH CDD (CPN 002333750)

New Balance	\$366.58
Minimum Payment Due	\$366.58
Payment Due Date	11/22/2023
Late Payment Warning: As a reminder, your card is a pay in full product. If we do not receive your payment in full by the date listed above, a fee of either 3.00% of the payment due or \$39.00 minimum, whichever is greater, will apply.	

Activity Summary		
Previous Balance	+	\$978.81
Payments	-	\$978.81 ^{CR}
Other Credits		\$0.00
Purchases	+	\$366.58
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$366.58
Past Due		\$0.00
Minimum Payment Due		\$366.58
Credit Line		\$10,000.00
Available Credit		\$9,633.42
Days in Billing Period		28

emailed to Tish / ac
10-31-2023

RECEIVED OCT 30 2023

Payment Options:



Mail payment coupon
with a check



Pay online at
myaccountaccess.com



Pay by phone
1-866-552-8855

No payment is required.

CPN 002333750



0047985101789776130000366580000366583

Automatic Payment

24-Hour Elan Financial Services: 1-866-552-8855

to pay by phone
to change your address

000014054 01 SP 000638582826485 P Y

LONG LAKE RANCH CDD
ACCOUNTS PAYABLE
250 INTERNATIONAL PKWY # 208
LAKE MARY FL 32746-5062



Account Number:	4798 5101 7897 7613
Your new full balance of \$366.58 will be automatically deducted from your account on 11/22/23.	



October 2023 Statement 09/26/2023 - 10/23/2023

Page 2 of 3

LONG LAKE RANCH CDD (CPN 002333750)

Elan Financial Services 1-866-552-8855

Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Your payment of \$366.58 will be automatically deducted from your bank account on 11/22/2023. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

Transactions RUHLIG DOUGLAS Credit Limit \$10000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Purchases and Other Debits					
09/26	09/25	5689	AMAZON.COM*T11P320L0 SEATTLE WA	\$87.21 ✓	
10/03	10/02	2785	PUBLIX #1219 LUTZ FL	\$11.00 /	
10/10	10/08	8462	AMZN Mktp US*TE9U84HL2 Amzn.com/bill WA	\$46.95 ✓	
10/13	10/12	5599	GORMAN LAND O LAKES 27 LAND O LAKES FL	\$14.82 ✓	
10/13	10/12	3473	WAL-MART #0988 LUTZ FL	\$19.52 ✓	
10/16	10/14	7149	AMZN MKTP US*TP17D8HG0 SEATTLE WA	\$164.30 ✓	
10/23	10/20	4540	WM SUPERCENTER #988 LUTZ FL	\$22.78 ✓	
Total for Account 4798 5101 7817 4633				\$366.58	

Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Payments and Other Credits					
10/23	10/22	MTC	PAYMENT THANK YOU	\$978.81 CR	
Total for Account 4798 5101 7897 7613				\$978.81 CR	

2023 Totals Year-to-Date

Total Fees Charged in 2023	\$0.00
Total Interest Charged in 2023	\$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

**APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	\$0.00	\$0.00		\$0.00	0.00%	
**PURCHASES	\$366.58	\$0.00		\$0.00	0.00%	
**ADVANCES	\$0.00	\$0.00		\$0.00	0.00%	

Continued on Next Page



October 2023 Statement 09/26/2023 - 10/23/2023

LONG LAKE RANCH CDD (CPN 002333750)

Page 2 of 3

Elan Financial Services 1-866-552-8855

Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Your payment of \$366.58 will be automatically deducted from your bank account on 11/22/2023. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

Transactions RUHLIG DOUGLAS Credit Limit \$10000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Purchases and Other Debits					
09/26	09/25	5889	AMAZON.COM*T11P320L0 SEATTLE WA	\$87.21	1580010
10/03	10/02	2785	PUBLIX #1219 LUTZ FL	\$11.00	1580020
10/10	10/08	8462	AMZN Mktp US*TE9U84HL2 Amzn.com/bill WA	\$46.95	1580010
10/13	10/12	5599	GORMAN LAND O LAKES 27 LAND O LAKES FL	\$14.82	1580010
10/13	10/12	3473	WAL-MART #0988 LUTZ FL	\$19.52	1580010
10/16	10/14	7149	AMZN MKTP US*TP17D8HG0 SEATTLE WA	\$164.30	1580010- 29.99
10/23	10/20	4540	WM SUPERCENTER #988 LUTZ FL	\$22.78	1580020
Total for Account 4798 5101 7817 4633				\$366.58	

Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Payments and Other Credits					
10/23	10/22	MTC	PAYMENT THANK YOU	\$978.81CR	
Total for Account 4798 5101 7897 7613				\$978.81CR	

2023 Totals Year-to-Date

Total Fees Charged in 2023	\$0.00
Total Interest Charged in 2023	\$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

**APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	\$0.00	\$0.00		\$0.00	0.00%	
**PURCHASES	\$366.58	\$0.00		\$0.00	0.00%	
**ADVANCES	\$0.00	\$0.00		\$0.00	0.00%	

Continued on Next Page

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01924P

Date 11/17/2023

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

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

Description

Amount

Serial # 23-01924P
P.O./Ref.# {00082490.DOCX/}

\$76.56

Board of Supervisors Meeting on December 7, 2023
RE: Board of Supervisors Meeting on December 7, 2023 at 6:00pm
Published: 11/17/2023

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$76.56

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") will be held on Thursday, December 7, 2023, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

Long Lake Ranch Community Development District
Tish Dobson, District Manager
(321) 263-0132, Ext. 285

November 17, 2023

23-01924P

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

NOTICE

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3311982

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

Tish Dobson

Long Lake Ranch CDD

Vesta District Services

Suite 208

250 International Parkway

Lake Mary, FL 32746

Invoice No. 3311982

12123-1

Re: General Counsel

For Professional Legal Services Rendered

10/02/23	S. Sandy	0.20	55.00	Prepare Pool Doctor agreement
10/10/23	S. Sandy	0.40	110.00	Confer regarding public records request

TOTAL HOURS 0.60

TOTAL FOR SERVICES RENDERED \$165.00

TOTAL CURRENT AMOUNT DUE \$165.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3311984

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

Tish Dobson

Long Lake Ranch CDD

Vesta District Services

Suite 208

250 International Parkway

Lake Mary, FL 32746

Invoice No. 3311984

12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

10/02/23	S. Sandy	Review draft agenda and prior meeting notes
10/05/23	S. Sandy	Prepare for and attend meeting; conduct follow-up regarding same
10/24/23	S. Sandy	Review and process FY 2023-2024 DEO Special District form
10/24/23	D. Wilbourn	Prepare general election resolution and notice

TOTAL FOR SERVICES RENDERED	\$2,060.00
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TOTAL CURRENT AMOUNT DUE	<u>\$2,060.00</u>
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Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Bill To

Long Lake Ranch CDD (CMD)
250 International Parkway
Suite 208
Lake Mary FL 32746

Invoice

Invoice # 415096
Date 10/31/2023
Terms
Due Date 10/31/2023
Memo Clubhouse Attendant/...

Description	Quantity	Rate	Amount
Clubhouse Maintenance/Attendant August 2023 (88.5 hrs x \$27/hr = \$2,389.50)	1	2,389.50	2,389.50
Clubhouse Maintenance/Attendant August 2023 (86.51 hrs x \$20/hr = \$1,730.20)	1	1,730.20	1,730.20
Clubhouse Maintenance/Attendant August 2023 (81.84 hrs x \$20/hr = \$1,636.80)	1	1,636.80	1,636.80

Thank you for your business.

Total 5,756.50



250 International Parkway, Suite 208
Lake Mary, FL 32746
TEL: 321-263-0132

Invoice

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

Date 10/31/2023
Invoice # 414937

In Reference To:

Oct Billable Expenses

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
VESTA DISTRICT SERVICES
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

Description	Quantity	Rate	Amount
Billable Expenses			
DPFG TO Drew Delancey			11.67
DPFG TO The Pool Doctors of Central Florida			11.67
Total Billable Expenses			23.34

Total 23.34



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877.372.8477

Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Oct 10, 2023
For service Sep 2 - Oct 2
31 days

Billing summary

Previous Amount Due	\$12,278.30
Payment Received	0.00
Current Electric Charges	4,377.06
Current Lighting Charges	7,952.65
Taxes	151.60
Total Amount Due Oct 31	\$24,759.61

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

Collective account number **9300 0001 2497**

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	61.58
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	115.79
910089634607	2091 SERENOA DR LUTZ FL 33558	61.58
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	61.58
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	61.58

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% 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

\$24,759.61
by Oct 31

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

000087 000000002



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



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

88930000012497000660001227830000124813100024759619

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Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	3,254.96
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	6,382.20
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	61.58
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	681.94
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	740.16
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	757.18
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	61.58
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	61.58
910089458097	2137 SERENOA DR LUTZ FL 33558	61.58
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	61.58
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	6,340.34
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	64.33
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	3,319.28
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	1,229.50
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	435.43
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	576.38





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	15.55	\$30.00
	Meter Number:	4513470	Energy Charge	2.88	
	Bill Period:	Sep 02 - Oct 02	Fuel Charge	1.58	
	Present Read:	2035	Asset Securitization Charge	0.06	
	Previous Read:	2007	Minimum Bill Adjustment	9.93	
	Billed Usage:	28			
	Billed kWh	28.000			
		Regulatory Assessment Fee	0.02	\$0.79	
		Gross Receipts Tax	0.77		
		Total		\$30.79	
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55	\$56.96
	Meter Number:	1049037	Energy Charge	26.40	
	Bill Period:	Sep 02 - Oct 02	Fuel Charge	14.47	
	Present Read:	54151	Asset Securitization Charge	0.54	
	Previous Read:	53894			
	Billed Usage:	257			
	Billed kWh	257.000			
		Regulatory Assessment Fee	0.04	\$1.50	
		Gross Receipts Tax	1.46		
		Total		\$58.46	
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55	\$30.00
	Meter Number:	8246384	Energy Charge	2.05	
	Bill Period:	Sep 02 - Oct 02	Fuel Charge	1.13	
	Present Read:	1317	Asset Securitization Charge	0.04	
	Previous Read:	1297	Minimum Bill Adjustment	11.23	
	Billed Usage:	20			
	Billed kWh	20.000			
		Regulatory Assessment Fee	0.02	\$0.79	
		Gross Receipts Tax	0.77		
		Total		\$30.79	
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55	\$30.00
	Meter Number:	3410166	Energy Charge	2.15	
	Bill Period:	Sep 02 - Oct 02	Fuel Charge	1.18	
	Present Read:	1131	Asset Securitization Charge	0.04	
	Previous Read:	1110	Minimum Bill Adjustment	11.08	
	Billed Usage:	21			
	Billed kWh	21.000			
		Regulatory Assessment Fee	0.02	\$0.79	
		Gross Receipts Tax	0.77		
		Total		\$30.79	
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55	\$30.00
	Meter Number:	4463323	Energy Charge	1.34	
	Bill Period:	Sep 02 - Oct 02	Fuel Charge	0.73	



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Account number **9300 0001 2497**

Billing details - continued

Account Information	Billing Details				Amounts
	54W MITCH LED TOPHAT	38	SV FLAGLER ACR 9500L	1,087.10	
	50 MTCH III 3K F	19	SV DRC27500	136.68	
	50MTCHTR III3K THRBM	19	54W MITCH LED PT CLR	127.68	
	SV DRC27500	1,296	54W MITCH LED TOPHAT	36.48	
	SV FLAGLER ACR 9500L	3,430	50 MTCH III 3K F	21.44	
			50MTCHTR III3K THRBM	18.24	
			SV FLAGLER ACR 9500L	128.80	
			SV DRC27500	22.20	
			54W MITCH LED PT CLR	9.73	
			54W MITCH LED TOPHAT	2.78	
			50 MTCH III 3K F	1.39	
			50MTCHTR III3K THRBM	1.39	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	982.53	
		35 TT CNCRT/N-FLD MOUNT/1-4FIX	98.64		
		Regulatory Assessment Fee	2.35	\$15.20	
		Gross Receipts Tax	12.85		
		Total		\$3,191.10	
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55	\$30.00
	Meter Number:	8246383	Energy Charge	2.15	
	Bill Period:	Sep 02 - Oct 02	Fuel Charge	1.18	
	Present Read:	836	Asset Securitization Charge	0.04	
	Previous Read:	815	Minimum Bill Adjustment	11.08	
	Billed Usage:	21			\$0.79
	Billed kWh	21.000			
			Regulatory Assessment Fee	0.02	
			Gross Receipts Tax	0.77	
			Total		\$30.79
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55	\$328.09
	Meter Number:	1049785	Energy Charge	199.30	
	Bill Period:	Sep 02 - Oct 02	Fuel Charge	109.17	
	Present Read:	69930	Asset Securitization Charge	4.07	
	Previous Read:	67991			\$8.66
	Billed Usage:	1939			
	Billed kWh	1939.000			
			Regulatory Assessment Fee	0.24	
			Gross Receipts Tax	8.42	
			Total		\$336.75
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55	\$359.99
	Meter Number:	4451364	Energy Charge	219.64	
	Bill Period:	Sep 02 - Oct 02	Fuel Charge	120.31	
	Present Read:	76376	Asset Securitization Charge	4.49	
	Previous Read:	74239			
	Billed Usage:	2137			





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Account number 9300 0001 2497

Billing details - continued

Account Information	Billing Details		Amounts
		Total	\$30.79
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
	Meter Number: 4522761	Energy Charge	2.47
	Bill Period: Sep 02 - Oct 02	Fuel Charge	1.35
	Present Read: 934	Asset Securitization Charge	0.05
	Previous Read: 910	Minimum Bill Adjustment	10.58
	Billed Usage: 24		
	Billed kWh 24.000		
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.77
		Total	\$30.79
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.65
	Bill Period: Sep 02 - Oct 02	Energy Charge	209.92
		Fuel Charge	231.25
	54W MITCH LED PT CLR 76	Asset Securitization Charge	2.68
	SV FLAGLER ACR 4,312	54W MITCH LED PT CLR	72.96
	9500L	SV FLAGLER ACR 9500L	1,366.64
		54W MITCH LED PT CLR	5.56
		SV FLAGLER ACR 9500L	161.92
		16 DEC CNCRT W/DEC BS/ WSHNGTN	1,103.83
		Regulatory Assessment Fee	2.33
		Gross Receipts Tax	11.43
		Total	\$3,170.17
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
	Meter Number: 4465449	Energy Charge	10.28
	Bill Period: Sep 02 - Oct 02	Fuel Charge	5.63
	Present Read: 2683	Asset Securitization Charge	0.21
	Previous Read: 2583		
	Billed Usage: 100		
	Billed kWh 100.000		
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.81
		Total	\$32.50
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
	Meter Number: 222519	Energy Charge	1,027.71
	Bill Period: Sep 02 - Oct 02	Fuel Charge	562.94
	Present Read: 303658	Asset Securitization Charge	21.00
	Previous Read: 293659		
	Billed Usage: 9999		
	Billed kWh 9999.000		
		Regulatory Assessment Fee	1.20
		Gross Receipts Tax	41.75

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duke-energy.com
877.372.8477

Account number **9300 0001 2497**

Billing details - continued

Account Information	Billing Details			Amounts
18888 LONG LAKE RANCH BLVD LUTZ FL 33558	Meter Number:	915368	Fuel Charge	1.18
	Bill Period:	Sep 02	Asset Securitization Charge	0.04
		- Oct 02	Minimum Bill Adjustment	11.08
	Present Read:	829		
	Previous Read:	808		
	Billed Usage:	21		
	Billed kWh	21.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55
	Meter Number:	2775809	Energy Charge	0.41
	Bill Period:	Sep 02	Fuel Charge	0.23
		- Oct 02	Asset Securitization Charge	0.01
	Present Read:	250	Minimum Bill Adjustment	13.80
	Previous Read:	246		
	Billed Usage:	4		
	Billed kWh	4.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
			Total Amount Due	\$12,481.31

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877.372.8477

Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Nov 9, 2023

For service Oct 3 - Nov 1
30 days

Collective account number **9300 0001 2497**

Billing summary

Previous Amount Due	\$24,759.61
Payment Received Oct 10	-12,278.30
Current Electric Charges	4,473.82
Current Lighting Charges	7,938.52
Taxes	154.04
Total Amount Due Nov 30	\$25,047.69

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

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	61.58
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	332.18
910089634607	2091 SERENOA DR LUTZ FL 33558	61.58
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	61.58
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	61.58

RECEIVED NOV 16 2023

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% 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

\$25,047.69
by Nov 30

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

000080 000000002



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



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

88930000012497000660001248131000125663800025047690

fb.def.duke.bills.20231108213659.2.afp-159-000000002

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 \$0 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$0 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.

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	83.31
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	3,254.08
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	6,382.20
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	61.58
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	665.06
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	687.38
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	629.32
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	61.58
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	61.58
910089458097	2137 SERENOA DR LUTZ FL 33558	61.58
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	61.58
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	6,326.95
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	65.00
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	3,229.29
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	1,223.72
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	532.55
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	836.11



Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	61.58
	Total Charges	\$25,047.69



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	15.55	\$30.00
	Meter Number: 4513470	Energy Charge	2.98	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	1.63	
	Present Read: 2064	Asset Securitization Charge	0.06	
	Previous Read: 2035	Minimum Bill Adjustment	9.78	\$0.79
	Billed Usage: 29			
	Billed kWh 29.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$30.79
		Total		
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$266.68
	Meter Number: 1049037	Energy Charge	160.14	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	87.72	
	Present Read: 55709	Asset Securitization Charge	3.27	
	Previous Read: 54151			\$7.04
	Billed Usage: 1558			
	Billed kWh 1558.000			
		Regulatory Assessment Fee	0.20	
		Gross Receipts Tax	6.84	\$273.72
		Total		
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 8246384	Energy Charge	2.26	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	1.24	
	Present Read: 1339	Asset Securitization Charge	0.05	
	Previous Read: 1317	Minimum Bill Adjustment	10.90	\$0.79
	Billed Usage: 22			
	Billed kWh 22.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$30.79
		Total		
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 3410166	Energy Charge	2.36	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	1.29	
	Present Read: 1154	Asset Securitization Charge	0.05	
	Previous Read: 1131	Minimum Bill Adjustment	10.75	\$0.79
	Billed Usage: 23			
	Billed kWh 23.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$30.79
		Total		
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 4463323	Energy Charge	1.74	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	0.96	



Billing details - continued

Account Information	Billing Details			Amounts
	Present Read:	473	Asset Securitization Charge	0.04
	Previous Read:	456	Minimum Bill Adjustment	11.71
	Billed Usage:	17		
	Billed kWh	17.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55
	Meter Number:	915209	Energy Charge	2.57
	Bill Period:	Oct 03 - Nov 01	Fuel Charge	1.41
	Present Read:	1544	Asset Securitization Charge	0.05
	Previous Read:	1519	Minimum Bill Adjustment	10.42
	Billed Usage:	25		
	Billed kWh	25.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55
	Meter Number:	4465473	Energy Charge	22.72
	Bill Period:	Oct 03 - Nov 01	Fuel Charge	12.44
	Present Read:	69721	Asset Securitization Charge	0.46
	Previous Read:	69500		
	Billed Usage:	221		
	Billed kWh	221.000		
			Regulatory Assessment Fee	0.04
			Gross Receipts Tax	1.31
			Total	\$52.52
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.65
	Bill Period:	Oct 03 - Nov 01	Energy Charge	107.29
			Fuel Charge	118.21
	54W MITCH LED PT CLR	38	Asset Securitization Charge	1.37
	SV FLAGLER ACR 9500L	2,205	SV FLAGLER ACR 9500L	698.85
			54W MITCH LED PT CLR	36.48
			SV FLAGLER ACR 9500L	82.80
			54W MITCH LED PT CLR	2.78
			16 DEC CNCRT W/DEC BS/ WSHNGTN	570.11
			Regulatory Assessment Fee	1.20
			Gross Receipts Tax	5.86
			Total	\$1,626.60
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.65
	Bill Period:	Oct 03 - Nov 01	Energy Charge	236.09
			Fuel Charge	260.07
	54W MITCH LED PT CLR	133	Asset Securitization Charge	3.01



Billing details - continued

Account Information	Billing Details			Amounts
	54W MITCH LED	38	50MTCHTR III3K THRBM	18.24
	TOPHAT		SV FLAGLER ACR 9500L	1,087.10
	50 MTCH III 3K F	19	50 MTCH III 3K F	21.44
	50MTCHTR III3K	19	54W MITCH LED TOPHAT	36.48
	THRBM		54W MITCH LED PT CLR	127.68
	SV DRC27500	1,296	SV DRC27500	136.68
	SV FLAGLER ACR	3,430	SV FLAGLER ACR 9500L	128.80
	9500L		SV DRC27500	22.20
			54W MITCH LED PT CLR	9.73
			50MTCHTR III3K THRBM	1.39
			54W MITCH LED TOPHAT	2.78
			50 MTCH III 3K F	1.39
			35 TT CNCRT/N-FLD	98.64
			MOUNT/1-4FIX	
			16 DEC CNCRT W/DEC BS/	982.53
			WSHNGTN	
			Regulatory Assessment Fee	2.35
			Gross Receipts Tax	12.85
			Total	\$3,191.10
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec		Customer Charge	15.55
	(GS-1)		Energy Charge	2.05
	Meter Number:	8246383	Fuel Charge	1.13
	Bill Period:	Oct 03 -	Asset Securitization Charge	0.04
		Nov 01	Minimum Bill Adjustment	11.23
	Present Read:	856		
	Previous Read:	836		
	Billed Usage:	20		
	Billed kWh	20.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec		Customer Charge	15.55
	(GS-1)		Energy Charge	194.06
	Meter Number:	1049785	Fuel Charge	106.29
	Bill Period:	Oct 03 -	Asset Securitization Charge	3.96
		Nov 01		
	Present Read:	71818		
	Previous Read:	69930		
	Billed Usage:	1888		
	Billed kWh	1888.000		
			Regulatory Assessment Fee	0.24
			Gross Receipts Tax	8.21
			Total	\$328.31
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec		Customer Charge	15.55
	(GS-1)		Energy Charge	187.57
	Meter Number:	4451364	Fuel Charge	102.75
	Bill Period:	Oct 03 -	Asset Securitization Charge	3.83
		Nov 01		
	Present Read:	78201		
	Previous Read:	76376		
	Billed Usage:	1825		





Billing details - continued

Account Information	Billing Details			Amounts
	Billed kWh	1825.000		
		Regulatory Assessment Fee	0.23	
		Gross Receipts Tax	7.95	\$8.18
		Total		\$317.88
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	
	Meter Number: 2778290	Energy Charge	112.97	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	61.87	
	Present Read: 77000	Asset Securitization Charge	2.31	\$192.70
	Previous Read: 75901			
	Billed Usage: 1099			
	Billed kWh 1099.000			
		Regulatory Assessment Fee	0.14	
		Gross Receipts Tax	4.94	\$5.08
		Total		\$197.78
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	
	Meter Number: 8263689	Energy Charge	1.64	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	0.90	
	Present Read: 1143	Asset Securitization Charge	0.03	\$30.00
	Previous Read: 1127	Minimum Bill Adjustment	11.88	
	Billed Usage: 16			
	Billed kWh 16.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$0.79
		Total		\$30.79
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	
	Meter Number: 8246382	Energy Charge	3.29	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	1.80	
	Present Read: 605	Asset Securitization Charge	0.07	\$30.00
	Previous Read: 573	Minimum Bill Adjustment	9.29	
	Billed Usage: 32			
	Billed kWh 32.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$0.79
		Total		\$30.79
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	
	Meter Number: 4470114	Energy Charge	2.15	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	1.18	
	Present Read: 954	Asset Securitization Charge	0.04	\$30.00
	Previous Read: 933	Minimum Bill Adjustment	11.08	
	Billed Usage: 21			
	Billed kWh 21.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$0.79



Billing details - continued

Account Information	Billing Details			Amounts
			Total	\$30.79
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 4522761	Energy Charge	2.36	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	1.29	
	Present Read: 957	Asset Securitization Charge	0.05	
	Previous Read: 934	Minimum Bill Adjustment	10.75	
	Billed Usage: 23			
	Billed kWh 23.000			
		Regulatory Assessment Fee	0.02	\$0.79
		Gross Receipts Tax	0.77	
		Total		\$30.79
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.65	\$3,143.08
	Bill Period: Oct 03 - Nov 01	Energy Charge	209.01	
		Fuel Charge	230.25	
	54W MITCH LED PT CLR	Asset Securitization Charge	2.67	
	SV FLAGLER ACR 9500L	SV FLAGLER ACR 9500L	1,366.64	
		54W MITCH LED PT CLR	54.72	
		SV FLAGLER ACR 9500L	161.92	
		54W MITCH LED PT CLR	4.17	
		16 DEC CNCRT W/DEC BS/ WSHNGTN	1,103.83	
		35 TT CNCRT/N-FLD MOUNT/1-4FIX	8.22	
		Regulatory Assessment Fee	2.32	
		Gross Receipts Tax	11.38	
		Total		\$3,156.78
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$31.67
	Meter Number: 4465449	Energy Charge	10.28	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	5.63	
	Present Read: 2783	Asset Securitization Charge	0.21	
	Previous Read: 2683			
	Billed Usage: 100			
	Billed kWh 100.000			
		Regulatory Assessment Fee	0.02	\$0.83
		Gross Receipts Tax	0.81	
		Total		\$32.50
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$1,519.04
	Meter Number: 222519	Energy Charge	958.73	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	525.17	
	Present Read: 312986	Asset Securitization Charge	19.59	
	Previous Read: 303658			
	Billed Usage: 9328			
	Billed kWh 9328.000			
		Regulatory Assessment Fee	1.12	\$40.10





Billing details - continued

Account Information	Billing Details		Amounts
	Gross Receipts Tax		38.98
	Total		\$1,559.14
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
	Meter Number: 915370	Energy Charge	2.88
	Bill Period: Oct 03 - Nov 01	Fuel Charge	1.58
	Present Read: 972	Asset Securitization Charge	0.06
	Previous Read: 944	Minimum Bill Adjustment	9.93
	Billed Usage: 28		
	Billed kWh 28.000		
	Regulatory Assessment Fee		0.02
	Gross Receipts Tax		0.77
	Total		\$30.79
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
	Meter Number: 5407312	Energy Charge	367.54
	Bill Period: Oct 03 - Nov 01	Fuel Charge	201.33
	Present Read: 279620	Asset Securitization Charge	7.51
	Previous Read: 276044		
	Billed Usage: 3576		
	Billed kWh 3576.000		
	Regulatory Assessment Fee		0.44
	Gross Receipts Tax		15.19
	Total		\$607.56
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
	Meter Number: 2778178	Energy Charge	166.20
	Bill Period: Oct 03 - Nov 01	Fuel Charge	91.04
	Present Read: 32976	Asset Securitization Charge	3.40
	Previous Read: 31359		
	Billed Usage: 1617		
	Billed kWh 1617.000		
	Regulatory Assessment Fee		0.20
	Gross Receipts Tax		7.09
	Total		\$283.48
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
	Meter Number: 1015813	Energy Charge	324.78
	Bill Period: Oct 03 - Nov 01	Fuel Charge	177.91
	Present Read: 259879	Asset Securitization Charge	6.64
	Previous Read: 256719		
	Billed Usage: 3160		
	Billed kWh 3160.000		
	Regulatory Assessment Fee		0.39
	Gross Receipts Tax		13.47
	Total		\$538.74
910089365879 LONG LAKE RANCH COMM DEV DIS	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55



duke-energy.com
877.372.8477

Account number 9300 0001 2497

Billing details - continued

Account Information	Billing Details			Amounts
18888 LONG LAKE RANCH BLVD LUTZ FL 33558	Meter Number:	915368	Energy Charge	2.26
	Bill Period:	Oct 03 - Nov 01	Fuel Charge	1.24
	Present Read:	851	Asset Securitization Charge	0.05
	Previous Read:	829	Minimum Bill Adjustment	10.90
	Billed Usage:	22		
	Billed kWh	22.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55
	Meter Number:	2775809	Energy Charge	0.30
	Bill Period:	Oct 03 - Nov 01	Fuel Charge	0.17
	Present Read:	253	Asset Securitization Charge	0.01
	Previous Read:	250	Minimum Bill Adjustment	13.97
	Billed Usage:	3		
	Billed kWh	3.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
			Total Amount Due	\$12,566.38



EXHIBIT 7

Lopez & Perez Professional Painting INC.

9915 Aetna Lane

Port Richey, Florida, 34668

(727) 377-1608

(727) 297-1351

Email: lopezperezpainting@gmail.com

Mailbox Painting Project.

December 11, 2023

Our company carried out an inspection of the mailboxes located at the following addresses:

- 18882 Roseate Dr
- 18981 Long Ranch Blvd
- 2038 Lake Waters Pl
- The positions in which the mailboxes are located and their level of deterioration were taken into account and we have the following proposals for their painting.
 - 1- The preparation and painting of the mailboxes is \$100.00 USD each if the client wishes to change the entire numbering.
 - 2- If the client wishes to maintain the current numbering, the cost of preparation and painting would be \$125.00 usd each.
 - 3- Preparation and painting of the interior of the pavilions would be \$2000.00 usd. The three pavilions are included in the price. Price does not include pressure washing. With pressure washing the cost would be \$2500.00 usd for all three.

Note: You must take into account the mail delivery schedule in the different locations to determine what time it would be best to carry out the painting. The prices do not include the cost of painting and paint primer where required.

EXHIBIT 8

Chemical Weed Control

Contractor will hard edge all sidewalks, curbs, and appropriate driveways bordered by grass at every mowing. Line trimming along asphalt streets and paths shall be performed during every mowing. Drainage swales and ditches shall be line trimmed when wet conditions prohibit mowing. Herbicide or any chemical treatment will not be used to control grass overgrowth at sidewalks, driveways, streets, light poles, irrigation boxes, fence lines or decorative border edges, except to control overgrowth initially, and / or otherwise approved by the Board before chemical application is administered.

Where natural wooded areas adjoin the finished turf area, the turf shall be mowed all the way to the woodline and any un-mowed higher grass along the edge of the woodline and / or fence shall be line trimmed down, leaving a neat transition into the woodline.

Under no circumstances should non-selective herbicides be applied along grassy edges of garden beds, driveways, fence lines, light poles, sidewalks in lieu of mechanical edging, and other areas not yet identified, unless approved by the Board before chemical application is administered. Such areas will be documented and assessed regularly at the Board's discretion.

Any sod and / or vegetation that dies or becomes weak or unsightly due to breach of the agreement shall be replaced at the sold cost of the Contractor.

In order to prevent damage to irrigation pipes by maintenance equipment, non-selective herbicides are to be used only around PVC pipes and backflow devices.