



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

***Advanced Meeting Package***

***Regular Meeting***

***Thursday  
April 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

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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, April 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-737 or [sviera@vestapropertyservices.com](mailto:sviera@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*Sydney Viera*

Sydney Viera  
District Manager

# Long Lake Ranch Community Development District

Meeting Date:	Thursday, April 4, 2024	Call-in Number:	+1 (904) 348-0776
Time:	6:00 PM	Meeting ID:	766 858 449#
Location:	Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558	Microsoft Teams Link:	<a href="#">Link for Teams</a>

## *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)
      - a. Irrigation Zone Installations [Exhibit 2](#)
  - B. Aquatic Services
    - 1. Presentation of Aquatics Treatment Report [Exhibit 3](#)
  - C. District Engineer
  - D. District Counsel
  - E. Clubhouse Manager
    - 1. Presentation of Clubhouse Manager Report – *To Be Distributed*
  - F. District Manager
- VII. Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on March 7, 2024 – *To Be Distributed*
  - B. Consideration for Acceptance – The February 2024 Unaudited Financial Statements [Exhibit 4](#)
  - C. Consideration for Acceptance – The February 2024 Operations & Maintenance Expenditures [Exhibit 5](#)
- VIII. Business Items**
  - A. Consideration of Audit Committee's Recommendation for Auditor
  - B. Consideration & Adoption of **Resolution 2024-05**, Setting PH for Amenity Facility Rules [Exhibit 6](#)

**IX. Supervisors' Requests**

**X. Audience Comments – New Business**

**XI. Next Meeting Quorum Check: May 2, 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 MEETING AND  
NOTICE OF AUDIT COMMITTEE MEETING***

The Audit Review Committee for the Long Lake Ranch Community Development District ("District") will hold an audit review committee meeting on April 4, 2024, at 6:00 p.m., and located at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. At the meeting, the Audit Review Committee will review, discuss, and approve the selected auditor. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time, and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132 X-742, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same person will need a record of the proceedings 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 such appeal is to be based.

Kyle Darin  
District Manager

March 22, 2024

24-00473P

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## EXHIBIT 2



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**IRRIGATION PROPOSAL**  
for  
**LONG LAKE RANCH CDD**

Attention: Kyle Darin

March 5, 2024

Install two irrigation zones off the controller near the amenities building.

The locations for the two zones are inside the dog park:

- The turf around the dog park
- Small field next to the dog park

All materials, equipment, & labor included.

**TOTAL PRICE: \$10,000.00**

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

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

Proposal submitted by John Moylan, Senior Irrigation Leader  
[irrigation@redtreelandscape.com](mailto:irrigation@redtreelandscape.com) / Cell phone: (727) 267-7794

## EXHIBIT 3

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
1/8/2024					G	G	G														G						Treated vegetation in geoweb spillways in FPM 6, 7 and 7B to ensure proper flow between areas. Cattail treatment in 50B. Check in with D. Ruhlig.
1/23/2024	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash removal from all ponds.
1/25/2024																											Prepared and submitted monthly log.
2/15/2024																											Field check pond conditions.
2/23/2024	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash removal from all ponds.
2/28/2024														G, A													Prepared and submitted monthly log. Field checked pond conditions. Treatment of pennywort and algae in Pond 100.
3/6/2024																											Field check pond conditions.
3/22/2024	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash removal from all ponds.
3/27/2024																											Prepared and submitted monthly log.

## EXHIBIT 4

# Long Lake Ranch Community Development District

Financial Statements  
(Unaudited)

Preliminary

February 29, 2024

**Long Lake Ranch CDD**  
**Balance Sheet**  
**February 29, 2024**

	General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
<b>1 ASSETS</b>						
2 OPERATING ACCOUNT - BU	\$ 490,818	\$ -	\$ -	\$ -	\$ -	\$ 490,818
3 MONEY MARKET ACCOUNT - BU	-	2,267,030	-	-	-	2,267,030
4 RESERVE ACCOUNT - BU	-	93,523	-	-	-	93,523
5 TRUST ACCOUNTS:						-
6 REVENUE FUND	-	-	401,496	256,657	207,800	865,953
7 RESERVE FUND	-	-	317,500	117,969	95,941	531,409
8 PREPAYMENT FUND	-	-	1,250	-	2,217	3,467
9 ACCOUNTS RECEIVABLE	800	-	-	-	-	800
10 ASSESSMENTS RECEIVABLE - ON ROLL	33,282	8,237	8,752	6,478	5,269	62,018
11 DUE FROM OTHER FUNDS	-	514,658	7,566	5,600	4,555	532,379
12 PREPAID EXPENSES	28,369	-	-	-	-	28,369
13 DEPOSITS	49,570	-	-	-	-	49,570
<b>14 TOTAL ASSETS</b>	<b>\$ 602,838</b>	<b>\$ 2,883,448</b>	<b>\$ 736,564</b>	<b>\$ 386,704</b>	<b>\$ 315,781</b>	<b>\$ 4,925,335</b>
<b>15 LIABILITIES</b>						
16 ACCOUNTS PAYABLE	\$ 17,943	\$ -	\$ -	\$ -	\$ -	\$ 17,943
17 SALES TAX	-	-	-	-	-	-
18 ACCRUED EXPENSES	1,094	-	-	-	-	1,094
19 DEFERRED REVENUE - ON-ROLL	33,282	8,237	8,752	6,478	5,269	62,018
20 DUE TO OTHER FUNDS	532,379	-	-	-	-	532,379
<b>21 TOTAL LIABILITIES</b>	<b>584,697</b>	<b>8,237</b>	<b>8,752</b>	<b>6,478</b>	<b>5,269</b>	<b>613,433</b>
<b>22 FUND BALANCE</b>						
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	(362,827)	1,827,254	727,812	380,226	310,512	2,882,978
<b>28 TOTAL FUND BALANCE</b>	<b>18,141</b>	<b>2,875,210</b>	<b>727,812</b>	<b>380,226</b>	<b>310,512</b>	<b>4,311,901</b>
<b>29 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 602,838</b>	<b>\$ 2,883,448</b>	<b>\$ 736,564</b>	<b>\$ 386,704</b>	<b>\$ 315,781</b>	<b>\$ 4,925,335</b>

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to February 29, 2024**

	<b>FY 2024 Month of October</b>	<b>FY 2024 Month of November</b>	<b>FY 2024 Month of December</b>	<b>FY 2024 Month of January</b>	<b>FY 2024 Month of February</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>FY 2024 Amended Budget</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>1 REVENUE</b>									
<b>2 ASSESSMENTS LEVIED</b>									
3 ASSESSMENTS LEVIED (NET ON-ROLL)	\$ -	\$ 149,575	\$ 1,000,489	\$ 12,760	\$ 16,011	\$ 1,178,835	\$ 1,289,485	\$ (110,651)	91%
4 EARLY PAYMENT DISCOUNT	-	-	-	-	-	-	(51,579)	51,579	0%
<b>5 ADDITIONAL REVENUE</b>									
6 TENNIS	120	120	120	120		480	-	480	
7 ROOM RENTALS	60	240	60	-		360	-	360	
8 INTEREST	-	-	-	-	-	-	-	-	
9 ADVERTISEMENT RENTAL	800	800	800	800	800	4,000	-	4,000	
10 MISC. REVENUE	-	38	50	25		113	-	113	
11 FUND BALANCE FORWARD (removed)	-	-	-	-	-	-	-	-	
<b>12 TOTAL REVENUE</b>	<b>\$ 980</b>	<b>\$ 150,772</b>	<b>\$ 1,001,519</b>	<b>\$ 13,705</b>	<b>\$ 16,811</b>	<b>\$ 1,183,787</b>	<b>\$ 1,237,906</b>	<b>\$ (54,119)</b>	<b>96%</b>
<b>13 EXPENDITURES</b>									
<b>14 ADMINISTRATIVE</b>									
15 SUPERVISORS - REGULAR MEETINGS	\$ 600	\$ 600	\$ 600	\$ 400	\$ 600	\$ 2,800	\$ 9,600	\$ (6,800)	29%
16 SUPERVISORS - WORKSHOPS	-	-	-	-	-	-	800	(800)	0%
17 PAYROLL TAXES (BOS)	46	46	46	31	46	214	734	(520)	29%
18 PAYROLL SERVICES FEES	50	50	50	50	50	250	600	(350)	42%
19 DISTRICT MANAGEMENT	1,667	1,667	1,667	1,667	1,667	8,333	20,000	(11,667)	42%
20 ADMINISTRATIVE	917	917	917	917	917	4,583	11,000	(6,417)	42%
21 ACCOUNTING	917	917	917	917	917	4,583	11,000	(6,417)	42%
22 ASSESSMENT ROLL PREPARATION	417	417	417	417	417	2,083	5,000	(2,917)	42%
23 DISSEMINATION AGENT	3,000	-	-	-	-	3,000	3,000	-	100%
24 DISTRICT COUNSEL	2,746	2,225	2,359	2,925		10,255	35,000	(24,745)	29%
25 DISTRICT ENGINEER	765	638	85	383		1,870	14,000	(12,130)	13%
26 ARBITRAGE REBATE CALCULATION	-	650	-	-	2,263	2,913	1,500	1,413	194%
27 TRUSTEE FEES	4,041	-	4,041	-	-	8,081	15,701	(7,620)	51%
28 BANK FEES	-	-	-	27		27	150	(123)	18%
29 AUDITING	-	-	-	-	-	-	6,000	(6,000)	0%
30 REGULATORY PERMITS AND FEES	175	-	-	-	-	175	175	-	100%
31 TAX COLLECTOR/PROPERTY TAXES	157	-	-	219		376	250	126	150%
32 LEGAL ADVERTISING	142	77	63	70	173	525	1,500	(975)	35%
33 WEBSITE HOSTING	1,579	42	-	-	135	1,756	1,600	156	110%
<b>34 TOTAL ADMINISTRATIVE</b>	<b>17,217</b>	<b>8,243</b>	<b>11,160</b>	<b>8,020</b>	<b>7,183</b>	<b>51,825</b>	<b>137,610</b>	<b>(85,786)</b>	<b>38%</b>
<b>35 INSURANCE</b>									
36 GENERAL LIABILITY/PROPERTY INSURANCE	29,610	-	-	-	-	29,610	27,154	2,456	109%
<b>37 TOTAL INSURANCE</b>	<b>29,610</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>29,610</b>	<b>27,154</b>	<b>2,456</b>	<b>109%</b>

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to February 29, 2024**

	<b>FY 2024</b> <b>Month of</b> <b>October</b>	<b>FY 2024</b> <b>Month of</b> <b>November</b>	<b>FY 2024</b> <b>Month of</b> <b>December</b>	<b>FY 2024</b> <b>Month of</b> <b>January</b>	<b>FY 2024</b> <b>Month of</b> <b>February</b>	<b>FY 2024</b> <b>Total Actual</b> <b>Year-to-Date</b>	<b>FY 2024</b> <b>Amended</b> <b>Budget</b>	<b>VARIANCE</b> <b>Over (Under)</b> <b>to Budget</b>	<b>% Actual</b> <b>YTD /</b> <b>FY Budget</b>
38 <b>UTILITIES</b>									
39 UTILITIES - ELECTRICITY	-	4,628	5,347	3,662	3,022	16,659	60,000	(43,341)	28%
40 UTILITIES - STREETLIGHTS	174	8,286	8,309	1,752	14,526	33,046	115,000	(81,954)	29%
41 UTILITIES - WATER/SEWER	1,452	1,368	1,696	1,990	737	7,242	11,000	(3,758)	66%
42 UTILITIES - SOLID WASTE ASSESSMENT	-	815	-	-	-	815	1,500	(685)	54%
43 UTILITIES - SOLID WASTE REMOVAL	103	103	102	102	102	510	2,500	(1,990)	20%
44 <b>TOTAL UTILITIES</b>	<b>1,729</b>	<b>15,199</b>	<b>15,453</b>	<b>7,506</b>	<b>18,386</b>	<b>58,273</b>	<b>190,000</b>	<b>(131,727)</b>	<b>31%</b>
45 <b>SECURITY</b>									
46 SECURITY REPAIRS & MAINTENANCE	125	-	694	44		863	7,500	(6,637)	12%
47 <b>TOTAL SECURITY</b>	<b>125</b>	<b>-</b>	<b>694</b>	<b>44</b>	<b>-</b>	<b>863</b>	<b>7,500</b>	<b>(6,637)</b>	<b>12%</b>
48 <b>COMMUNITY MAINTENANCE</b>									
49 FIELD SERVICES	421	421	338	421	421	2,021	5,051	(3,029)	40%
50 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	7,789	337	226	1,000		9,352	4,000	5,352	234%
51 AQUATIC MAINTENANCE	2,460	2,460	2,460	2,460		9,840	29,520	(19,680)	33%
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	13,675	13,675	13,675	68,375	172,305	(103,930)	40%
58 LANDSCAPE REPLACEMENT MULCH	-	-	-	-	-	-	70,000	(70,000)	0%
59 LANDSCAPE REPLACEMENT ANNUALS	-	8,181	-	-	-	8,181	29,000	(20,819)	28%
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	114	226		4,661	12,000	(7,339)	39%
64 DECORATIVE LIGHT MAINTENANCE	4,500	4,500	-	-	-	9,000	9,050	(50)	99%
65 PRESSURE WASHING	-	-	-	500		500	35,000	(34,500)	1%
66 VOLUNTEER SUPPLIES	-	-	-	-	-	-	2,000	(2,000)	0%
67 FIELD CONTINGENCY	150	-	(1,833)	28		(1,655)	40,000	(41,655)	-4%
68 <b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>33,213</b>	<b>38,178</b>	<b>14,979</b>	<b>18,309</b>	<b>14,096</b>	<b>118,775</b>	<b>515,876</b>	<b>(397,100)</b>	<b>23%</b>

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to February 29, 2024**

	<b>FY 2024 Month of October</b>	<b>FY 2024 Month of November</b>	<b>FY 2024 Month of December</b>	<b>FY 2024 Month of January</b>	<b>FY 2024 Month of February</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>FY 2024 Amended Budget</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
69 <b>ROAD &amp; STREET FACILITIES</b>									
70 SIDEWALK REPAIR & MAINTENANCE		-	-	-	-	-	1,000	(1,000)	0%
71 ROADWAY REPAIR & MAINTENANCE		-	-	-	-	-	1,000	(1,000)	0%
72 SIGNAGE REPAIR & REPLACEMENT		-	46	22	4,700	4,768	5,000	(232)	95%
73 <b>TOTAL ROAD &amp; STREET FACILITIES</b>		-	46	22	4,700	4,768	7,000	(2,232)	68%
74 <b>AMENITY MAINTENANCE</b>									
75 CLUBHOUSE MANAGEMENT	9,623	8,591	8,857	10,347	6,355	43,773	129,857	(86,083)	34%
76 POOL MAINTENANCE - CONTRACT	2,315	2,315	950	950		6,530	28,608	(22,078)	23%
77 DOG WASTE STATION SUPPLIES	134	-	-	-	-	134	5,460	(5,326)	2%
78 AMENITY MAINTENANCE & REPAIR	198	494	1,130	629		2,451	21,000	(18,549)	12%
79 OFFICE SUPPLIES	57	109	-	-	-	166	1,200	(1,034)	14%
80 FURNITURE REPAIR/REPLACEMENT	-	-	-	-	-	-	1,750	(1,750)	0%
81 POOL REPAIRS	257	-	694	8,280		9,231	2,000	7,231	462%
82 POOL PERMITS	-	-	-	-	-	-	1,000	(1,000)	0%
83 COMMUNICATIONS (TEL, FAX, INTERNET )	322	322	322	322	322	1,610	5,000	(3,390)	32%
84 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	-	-	-	58		58	2,000	(1,942)	3%
85 COMPUTER SUPPORT MAINTENANCE & REPAIR	-	-	-	-	-	-	1,000	(1,000)	0%
86 PARK & PLAYGROUND MAINTENANCE & REPAIRS	195	47	200	101		542	6,600	(6,058)	8%
87 PEST CONTROL	-	300	-	-	-	300	2,460	(2,160)	12%
88 CLUBHOUSE JANITORIAL SUPPLIES	-	-	48	240		288	3,000	(2,712)	10%
89 <b>TOTAL PARKS AND RECREATION</b>	13,102	12,178	12,201	20,927	6,677	65,085	210,935	(145,850)	31%
90 <b>PROJECT BUDGET</b>									
91 CAPITAL IMPROVEMENT PLAN	3,531	-	(1,633)	-	-	1,898	116,042	(114,144)	2%
92 <b>TOTAL PROJECT BUDGET</b>	3,531	-	(1,633)	-	-	1,898	116,042	(114,144)	2%
93 <b>TOTAL EXPENDITURES</b>	98,527	73,798	52,900	54,829	51,042	331,096	1,212,116	(881,020)	27%
94 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	(97,547)	76,974	948,618	(41,124)	(34,231)	852,691	25,790	826,902	
95 <b>OTHER FINANCING SOURCES &amp; USES</b>									
96 COUNTY COLLECTION COSTS	-	-	-	-	-	-	(25,790)	25,790	
97 TRANSFERS IN	-	-	-	-	-	-	-	-	
98 TRANSFERS OUT	-	-	-	(1,300,000)	(1,300,000)	-	-	-	
99 <b>TOTAL OTHER FINANCING RESOURCES &amp; USES</b>	-	-	-	(1,300,000)	(1,300,000)	-	(25,790)	25,790	
100 FUND BALANCE - BEGINNING - UNAUDITED						465,450	472,887	(7,438)	
NET CHANGE IN FUND BALANCE	(97,547)	76,974	948,618			852,691	-	852,691	
<b>FUND BALANCE - ENDING - PROJECTED</b>			\$ -			\$ 1,318,141	\$ 472,887	845,254	

**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 February 29, 2024**

	<b>FY 2024 Amended Budget</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 319,149	\$ 291,763	
3 EARLY PAYMENT DISCOUNT	(12,766)	-	\$ 306,383
4 INTEREST & MISCELLANEOUS	-	30,343	30,343
<b>5 TOTAL REVENUE</b>	<b>306,383</b>	<b>322,106</b>	<b>15,723</b>
<b>6 EXPENDITURES</b>			
7 CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-
8 CONTINGENCY	-	-	-
<b>9 TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>10 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>306,383</b>	<b>322,106</b>	<b>15,723</b>
<b>11 OTHER FINANCING SOURCES &amp; USES</b>			
12 COUNTY COLLECTION COSTS	(6,383)	-	
13 TRANSFERS IN	-	1,300,000	
14 TRANSFERS OUT	-	-	
<b>15 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>(6,383)</b>	<b>1,300,000</b>	<b>1,306,383</b>
16 FUND BALANCE - BEGINNING	1,078,957	1,253,105	174,148
17 NET CHANGE IN FUND BALANCE	300,000	1,622,106	1,322,106
<b>18 FUND BALANCE - ENDING</b>	<b>\$ 1,378,957</b>	<b>\$ 2,875,210</b>	<b>\$ 1,496,253</b>
<b>19 ANALYSIS OF FUND BALANCE</b>			
20 ASSIGNED			
21 FUTURE CAPITAL IMPROVEMENTS	972,956	972,956	
22 WORKING CAPITAL	75,000	75,000	
23 UNASSIGNED	331,001	1,827,254	
<b>24 FUND BALANCE - ENDING</b>	<b>\$ 1,378,957</b>	<b>\$ 2,875,210</b>	

**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 February 29, 2024**

	<b>FY 2024 Adopted Budget</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 318,750	\$ 309,998	\$ (8,752)
3 INTEREST REVENUE	-	9,594	9,594
4 MISC REVENUE	-	-	-
<b>5 TOTAL REVENUE</b>	<b>318,750</b>	<b>319,592</b>	<b>842</b>
<b>6 EXPENDITURES</b>			
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	-	-	-
<b>14 TOTAL EXPENDITURES</b>	<b>313,631</b>	<b>112,781</b>	<b>(200,850)</b>
<b>15 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>5,119</b>	<b>206,811</b>	<b>201,692</b>
<b>16 OTHER FINANCING SOURCES (USES)</b>			
17 TRANSFERS IN	-	-	-
18 TRANSFERS OUT	-	-	-
<b>19 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
20 FUND BALANCE - BEGINNING	506,081	521,002	14,921
21 NET CHANGE IN FUND BALANCE	5,119	206,811	201,692
<b>22 FUND BALANCE - ENDING</b>	<b>\$ 511,199</b>	<b>\$ 727,812</b>	<b>\$ 216,613</b>

**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 February 29, 2024**

	<b>FY 2024 Adopted Budget</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 229,459	\$ (6,478)
3 INTEREST REVENUE	-	4,149	4,149
<b>4 TOTAL REVENUE</b>	<b>235,938</b>	<b>233,608</b>	<b>(2,329)</b>
<b>5 EXPENDITURES</b>			
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)
<b>12 TOTAL EXPENDITURES</b>	<b>235,688</b>	<b>86,319</b>	<b>(149,369)</b>
<b>13 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>250</b>	<b>147,289</b>	<b>147,039</b>
<b>14 OTHER FINANCING SOURCES (USES)</b>			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
<b>17 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
18 FUND BALANCE - BEGINNING	230,628	232,937	2,309
19 NET CHANGE IN FUND BALANCE	250	147,289	147,039
<b>20 FUND BALANCE - ENDING</b>	<b>\$ 230,878</b>	<b>\$ 380,226</b>	<b>\$ 149,348</b>

**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 February 29, 2024**

	<b>FY 2024 Adopted Budget</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 191,881	\$ 186,613	\$ (5,269)
3 INTEREST REVENUE	-	3,328	3,328
<b>4 TOTAL REVENUE</b>	<b>191,881</b>	<b>189,940</b>	<b>(1,941)</b>
<b>5 EXPENDITURES</b>			
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	-	-	-
<b>13 TOTAL EXPENDITURES</b>	<b>187,300</b>	<b>61,800</b>	<b>(125,500)</b>
<b>14 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>4,581</b>	<b>128,140</b>	<b>123,559</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
<b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
19 FUND BALANCE - BEGINNING	189,530	182,372	(7,158)
20 NET CHANGE IN FUND BALANCE	4,581	128,140	123,559
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 194,111</b>	<b>\$ 310,512</b>	<b>\$ 116,401</b>

## Long Lake Ranch CDD

### Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
<b>09/30/2023</b>		<b>BOY Balance</b>				<b>671,423.72</b>
10/01/2023	1503	Egis Insurance & Risk Advisors	Insurance FY 10/1/23 - 10/1/24 Policy # 100123769 Invoice: 31197 (Reference: Service Call 08.18.23. ) Invoice: 31205		28,760.00	642,663.72
10/02/2023	100228	DCSI, Inc " Security & Sound"	(Reference: Service Call 08...		1,418.50	641,245.22
10/02/2023	100229	GHS LLC	Invoice: 2023-452 (Reference: Aquatic Maintenance - Sep 2023. ) Invoice: 3282409 (Reference: Legal Svcs - Aug 2023. ) Invoice:		2,460.00	638,785.22
10/02/2023	100230	Kutak Rock LLP	3282408 (Reference: Legal Svcs ...		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. ) Invoice: 21697 (Reference: Annual Website/PDF Service, Oct 2023-Sep		125.00	623,266.62
10/10/2023	100232	Innersync	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. ) Invoice: 413515 (Reference: Monthly Mgmt. Fee. ) Invoice: 413516		2,315.00	611,624.28
10/12/2023	100239	Vesta District Services	(Reference: Annual Fee: Disse...		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. ) Invoice: 21916 (Reference: Signage Repairs - Foxwood/Cornuta St &		765.00	577,174.78
10/24/2023	100244	Romaner Graphics	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
<b>10/31/2023</b>		<b>EOM Balance</b>		<b>180.00</b>	<b>98,297.79</b>	<b>573,305.93</b>
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. ) Invoice: 3297673 (Reference: Legal Svcs - Sep 2023. ) Invoice: 3297672		1,875.00	571,354.37
11/06/2023	100250	Kutak Rock LLP	(Reference: General Leg...		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

## Long Lake Ranch CDD

### Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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
			Invoice: 15121 (Reference: Irrigation Repairs 10.05.23. ) Invoice: 15283			
11/09/2023	100254	RedTree Landscape Systems	(Reference: Monthly G...		34,255.00	538,808.28
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
			Invoice: 2023-513 (Reference: Monthly Aquatic Maint.. ) Invoice: 2023-			
11/16/2023	100257	GHS LLC	526 (Reference: Wetland ...		2,610.00	642,107.61
			Invoice: 30835 (Reference: Fountain Motor Replacement. ) Invoice:			
11/16/2023	100258	Blue Water Aquatics, Inc.	30836 (Reference: Quarterly ...		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
			Invoice: 44 (Reference: Professional Services through November 5, 2023.			
11/20/2023	100260	Johnson Engineering, Inc.	)		637.50	631,336.99
			Invoice: 415074 (Reference: October?23 Fees. ) Invoice: 415093			
11/20/2023	100261	Vesta Property Services, Inc.	(Reference: May 2023 Amenity Ma...		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
			Invoice: 3311982 (Reference: General Legal Matters - thru 10.10.23. )			
11/27/2023	100263	Kutak Rock LLP	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	92		Reimbursement for GHS Invoice # 2023-525 for PSB paid by LLR	1,875.00		735,956.54
<b>11/30/2023</b>		<b>EOM Balance</b>		<b>288,624.92</b>	<b>125,974.31</b>	<b>735,956.54</b>
12/01/2023	EFT120123	Duke Energy	000 Sunlake Blvd Lite10/18/23-11/15/23		347.78	735,608.76
12/01/2023	100266	GHS LLC	Invoice: 2023-571 (Reference: Monthly Aquatic Maintenance. )		2,460.00	733,148.76

## Long Lake Ranch CDD

### Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
12/05/2023			Deposit	2,315.00		735,463.76
12/05/2023			Deposit	247,103.08		982,566.84
12/06/2023			Deposit	1,589,534.57		2,572,101.41
12/11/2023	01ACH121123	Frontier	Phone and Internet -11/15 - 12/14/23		210.94	2,571,890.47
12/11/2023	ACH121123	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 10/05/23-11/06/23		72.88	2,571,817.59
12/11/2023	02ACH121123	Frontier	Phone and Internet - 11/15-12/14		110.99	2,571,706.60
12/11/2023	100267	Home Team Pest Defense, Inc.	Invoice: 96674620 (Reference: Monthly Pest Control Service. )		300.00	2,571,406.60
			Invoice: 15585 (Reference: Monthly Grounds Maintenance. ) Invoice:			
12/11/2023	100268	RedTree Landscape Systems	15623 (Reference: Arbor Car...		22,175.00	2,549,231.60
			Invoice: 415273 (Reference: Amenity Mgmt Svcs - Dec 2023. ) Invoice:			
12/11/2023	100269	Vesta Property Services, Inc.	415582 (Reference: Clubho...		8,806.15	2,540,425.45
12/11/2023	100270	Vesta Property Services	Invoice: 415700 (Reference: Monthly Pool Maintenance. )		2,315.00	2,538,110.45
12/11/2023	100271	Coastal Waste & Recycling, Inc.	Invoice: SW0000454388 (Reference: Monthly Trash PU - Dec 2023. )		101.57	2,538,008.88
12/11/2023	100272	Blue Water Aquatics, Inc.	Invoice: 30991 (Reference: Fountain Repair. )		336.75	2,537,672.13
12/13/2023			Deposit	230.00		2,537,902.13
12/13/2023			Deposit	10,743.03		2,548,645.16
12/15/2023	1215ACH1	Engage PEO	BOS Mtg 12/7/23		141.80	2,548,503.36
12/15/2023	1215ACH2	George Smith, Jr	BOS Mtg 12/7/23		184.70	2,548,318.66
12/15/2023	1215ACH3	Heidi Clawson	BOS Mtg 12/7/23		184.70	2,548,133.96
12/15/2023	37	William Pellam	BOS Mtg 12/7/23		184.70	2,547,949.26
12/18/2023			Deposit	4,598.00		2,552,547.26
12/18/2023	EFT121823	Duke Energy			13,655.15	2,538,892.11
12/19/2023	1511	Fencing Life LLC	Stone Fence Panels - Deposit		550.00	2,538,342.11
12/19/2023	100273	Johnson Engineering, Inc.	Invoice: 45 (Reference: District Engineering Services. )		85.00	2,538,257.11
12/21/2023	1ACH122123	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 10/19 -11/17/23		188.23	2,538,068.88
12/21/2023	2ACH122123	Pasco County Utilities Services Branch	0 Community Center 10/19-11/19/23		1,435.26	2,536,633.62
			Invoice: 15781 (Reference: Irrigation repairs 11/1/23. ) Invoice: 15808			
12/21/2023	100274	RedTree Landscape Systems	(Reference: Installati...		8,285.25	2,528,348.37
			Invoice: 415868 (Reference: Monthly Mgmt. Fee. ) Invoice: 415808			
12/21/2023	100275	Vesta District Services	(Reference: Billable Expenses...		4,357.13	2,523,991.24
12/22/2023	ACH122223	BANK UNITED VISA CC			546.56	2,523,444.68
12/26/2023	00037898	Mattamy		4,800.00		2,528,244.68
12/28/2023	1512	Site Master of Florida, LLC	Repair Skimmer in Pond 60		350.00	2,527,894.68
12/29/2023			Deposit	16,952.48		2,544,847.16
12/29/2023	1516	Coastal Waste & Recycling, Inc.	Monthly Waste P/U - Nov 2023 (balance)		100.00	2,544,747.16
<b>12/31/2023</b>		<b>EOM Balance</b>		<b>1,876,276.16</b>	<b>67,485.54</b>	<b>2,544,747.16</b>
01/02/2024	100276	Business Observer	Invoice: 23-02079P (Reference: Legal Advertising. )		63.44	2,544,683.72
			Invoice: 3327878 (Reference: Legal Fees re: Monthly Meetings - Nov			
01/02/2024	100277	Kutak Rock LLP	2023. ) Invoice: 3326117 (Reference: General Legal Matters - Nov 2023)		2,940.00	2,541,743.72
01/02/2024	102		Check #100197 Lakeside Heating, Cooling, & Plumbing refunded	1,094.00		2,542,837.72
01/04/2024			Deposit	21,598.91		2,564,436.63
01/04/2024			Deposit	2,177.98		2,566,614.61
01/05/2024	1513	US Bank Tax distribution	Tax Collection Distribution 2014A		303,570.69	2,263,043.92
01/05/2024	1514	US Bank Tax distribution	Tax Collection Distribution 2015		224,702.00	2,038,341.92
01/05/2024	1515	US Bank Tax distribution	Tax Collection Distribution 2016		182,745.24	1,855,596.68
01/08/2024	1ACH010824	Frontier	Phone and Internet - 12/15-1/14/24		110.99	1,855,485.69
01/08/2024	2ACH010824	Frontier	Phone and Internet -12/15 - 1/14/24		210.94	1,855,274.75
01/08/2024	ACH010824	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 11/06/23-12/06/23		72.88	1,855,201.87
01/08/2024	100		Moving funds from OP to MM		1,300,000.00	555,201.87
01/08/2024	ACH010824	Coastal Waste & Recycling, Inc.	Monthly Trash PU - Jan 2024		101.57	555,100.30

## Long Lake Ranch CDD

### Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
01/08/2024			Deposit	2,384.00		557,484.30
01/10/2024			Deposit	145.00		557,629.30
01/10/2024	103	GreenAcre Properties, Inc.		649.50		558,278.80
			Invoice: 31546 (Reference: Security Repairs & Maint.) Invoice: 31541			
01/12/2024	100278	DCSI, Inc " Security & Sound"	(Reference: Security Repairs & Maint.)		694.00	557,584.80
			Invoice: 2023-622 (Reference: Monthly Aquatic Maintenance - Dec 2023.			
01/12/2024	100279	GHS LLC	)		2,460.00	555,124.80
01/12/2024	100280	RedTree Landscape Systems	Invoice: 15960 (Reference: Monthly Maintenance - Jan 2024. )		13,675.00	541,449.80
			Invoice: 416268 (Reference: Monthly Clubhouse Fees - Dec 2023. )			
01/12/2024	100281	Vesta Property Services, Inc.	Invoice: 416368 (Reference: Foxtail pool monthly maint - Dec 2023. )		3,452.45	537,997.35
01/12/2024	100282	Vesta Property Services	Invoice: WC0541 (Reference: Foxtail pool repair. )		385.00	537,612.35
01/12/2024	100283	Vesta District Services	Invoice: 416286 (Reference: Monthly Mgmt. Fee - Jan 2024. )		4,337.58	533,274.77
01/12/2024	100284	Blue Water Aquatics, Inc.	Invoice: 31109 (Reference: North fountain repair. )		226.00	533,048.77
01/12/2024	0112ACH1	Engage PEO	BOS Mtg 1/4/24		111.20	532,937.57
01/12/2024	0112ACH2	George Smith, Jr	BOS Mtg 1/4/24		184.70	532,752.87
01/12/2024	0112ACH3	Heidi Clawson	BOS Mtg 1/4/24		184.70	532,568.17
01/17/2024	EFT011724	Florida Department of Revenue	Sales Tax 4Q 2023		218.92	532,349.25
01/17/2024	1517	Pasco County BOCC	Inspection # 13339, Property # 8003672		100.00	532,249.25
01/17/2024	1518	Pasco County BOCC	Inspection # 13341, Property # 8003679		100.00	532,149.25
01/22/2024	1ACH012224	Pasco County Utilities Services Branch	0 Community Center 11/17-12/19/23		1,746.41	530,402.84
01/22/2024	2ACH012224	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 11/17 -12/19/23		170.67	530,232.17
01/22/2024	ACH012224	BANK UNITED VISA CC	Assorted receipts		1,078.22	529,153.95
01/23/2024	100285	Business Observer	Invoice: 24-00092P (Reference: Legal Advertising. )		70.00	529,083.95
			Invoice: 46 (Reference: General Engineering Services - Project 20192175-			
01/23/2024	100286	Johnson Engineering, Inc.	000. )		382.50	528,701.45
			Invoice: 16042 (Reference: Irrigation Repairs 12.12.23. ) Invoice: 16015			
01/23/2024	100287	RedTree Landscape Systems	(Reference: Irrigation Repairs 12.01.23. )		113.50	528,587.95
01/23/2024	100288	Vesta Property Services, Inc.	Invoice: WC0594 (Reference: Storm cleanup surcharge (Large pool). )		35.00	528,552.95
01/23/2024	100289	Vesta Property Services	Invoice: WC0595 (Reference: Storm cleanup surcharge (Foxtail pool). )		35.00	528,517.95
01/31/2024	100290	RedTree Landscape Systems	Invoice: 16156 (Reference: Irrigation Repairs 01.02.24. )		99.75	528,418.20
01/31/2024	100291	The Pool Doctor of Central Florida	Invoice: 154951 (Reference: Rebuild Vac Pump. )		325.99	528,092.21
<b>01/31/2024</b>		<b>EOM Balance</b>		<b>28,049.39</b>	<b>2,044,704.34</b>	<b>528,092.21</b>
02/01/2024	100292	American Power Washing	Invoice: 525 (Reference: Cleaning of the 3 playground sets. )		500.00	527,592.21
02/02/2024	100293	RedTree Landscape Systems	Invoice: 16318 (Reference: Monthly Ground Maintenance - Feb 2024. )		13,675.00	513,917.21
02/02/2024	100294	Vesta Property Services, Inc.	Invoice: 417039 (Reference: Amenity Mgmt Svcs - Jan 2024. )		6,354.73	507,562.48
02/02/2024	100295	Vesta Property Services	Invoice: WC0594 (Reference: Storm cleanup surcharge (Large pool). )		35.00	507,527.48
02/05/2024	100296	GHS LLC	Invoice: 2024-118 (Reference: Aquatic Maintenance - Jan 2024. )		2,460.00	505,067.48
02/05/2024	100297	Kutak Rock LLP	Invoice: 3342206 (Reference: General Legal Matters - Dec 2023. ) Invoice: 3342209 (Reference:		2,925.00	502,142.48
02/05/2024	100298	Vesta Property Services, Inc.	Invoice: 417040 (Reference: Amenity Management Services Feb'24. )		6,354.73	495,787.75
02/05/2024	100299	Vesta District Services	Invoice: 416864 (Reference: Monthly Mgmt. Fee - Feb 2024. )		4,337.58	491,450.17
02/05/2024	100300	Blue Water Aquatics, Inc.	Invoice: 31267 (Reference: Fountain Repair 01.08.24. )		1,000.00	490,450.17
02/06/2024	EFT020624	Duke Energy	Summary Bill 12/02/23-01/02/24		5,414.06	485,036.11
02/06/2024	ACH020624	Coastal Waste & Recycling, Inc.	Monthly Trash PU - Feb 2024		101.57	484,934.54
02/08/2024	01ACH020824	Frontier	Phone and Internet -1/15 - 2/14/24		210.98	484,723.56
02/08/2024	02ACH020824	Frontier	Phone and Internet - 01.15.24-02.14.24		110.99	484,612.57
02/09/2024			Deposit	29,835.84		514,448.41
02/12/2024	ACH021224	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 12/06/23-1/05/24		72.88	514,375.53
02/16/2024	0216ACH1	Engage PEO	BOS Mtg 2/1/24		141.80	514,233.73
02/16/2024	0216ACH2	George Smith, Jr	BOS Mtg 2/1/24		184.70	514,049.03
02/16/2024	0216ACH3	Heidi Clawson	BOS Mtg 2/1/24		184.70	513,864.33

## Long Lake Ranch CDD

### Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
02/16/2024	38	William Pellan	BOS Mtg 2/1/24		184.70	513,679.63
02/16/2024	1519	US Bank	Admin + Incidental Fees 2016 (12.01.23 - 11.30.24)		4,040.63	509,639.00
02/20/2024	1ACH022024	Pasco County Utilities Services Branch	0 Community Center 12/19-1/17/23		501.81	509,137.19
02/20/2024	2ACH022024	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 12/19 -1/17/24		161.89	508,975.30
02/20/2024	38791	Mattamy		3,200.00		512,175.30
02/20/2024	38656	Mattamy		800.00		512,975.30
02/22/2024	ACH022224	BANK UNITED VISA CC			1,376.23	511,599.07
02/22/2024	1520	LLS Tax Solutions Inc.	Arbitrage Services		650.00	510,949.07
02/28/2024	100301	Business Observer	Invoice: 24-00212P (Reference: Legal Advertising - RFP. ) Invoice: 23-00609P (Reference: Lega		238.44	510,710.63
02/28/2024	100302	Kutak Rock LLP	Invoice: 3354293 (Reference: Legal Svcs - Jan 2024 (General Counsel). ) Invoice: 3354294 (Ref		2,263.00	508,447.63
02/28/2024	100303	RedTree Landscape Systems	Invoice: 16375 (Reference: Irrigation repairs - 1/9/24. ) Invoice: 16376 (Reference: Irrigatio...		125.80	508,321.83
02/28/2024	100304	Romaner Graphics	Invoice: 22085 (Reference: Signage. )		4,700.00	503,621.83
02/28/2024	100305	Vesta Property Services, Inc.	Invoice: 417132 (Reference: January?24 Fees - Personnel. ) Invoice: 417326 (Reference: Monthly		4,942.35	498,679.48
02/28/2024	100306	PC Consultants	Invoice: 108336 (Reference: Domain Name Renewal. )		135.00	498,544.48
02/28/2024	100307	Vesta District Services	Invoice: 417254 (Reference: Billable Expenses - Dec 2023. )		26.80	498,517.68
02/28/2024	100308	The Pool Doctor of Central Florida	Invoice: 154855 (Reference: Replace (7) LED Light Fixtures. )		7,700.00	490,817.68
<b>02/29/2024</b>		<b>EOM Balance</b>		<b>33,835.84</b>	<b>71,110.37</b>	<b>490,817.68</b>

## EXHIBIT 5

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Long Lake Ranch CDD  
Check Detail  
February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	0216ACH1	02/16/2024	Engage PEO		1101000 · Cash- Op...		-141.80
Bill	107827	02/16/2024			1510000 · Board of ...	-45.90	45.90
					1510010 · Payroll FL...	-45.90	45.90
					1510020 · Payroll S...	-50.00	50.00
TOTAL						-141.80	141.80
Bill Pmt -Check	0216ACH2	02/16/2024	George Smith, Jr		1101000 · Cash- Op...		-184.70
Bill	20242	02/16/2024			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	0216ACH3	02/16/2024	Heidi Clawson		1101000 · Cash- Op...		-184.70
Bill	20242	02/16/2024			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	38	02/16/2024	William Pellan		1101000 · Cash- Op...		-184.70
Bill	20242	02/16/2024			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1519	02/16/2024	US Bank		1101000 · Cash- Op...		-4,040.63
Bill	7167188	12/22/2023			1530020 · Trustee F...	-4,040.63	4,040.63
TOTAL						-4,040.63	4,040.63
Bill Pmt -Check	1520	02/22/2024	LLS Tax Solutions ...		1101000 · Cash- Op...		-650.00
Bill	003197	11/09/2023			1530010 · Arbitrage ...	-650.00	650.00
TOTAL						-650.00	650.00
Bill Pmt -Check	ACH020624	02/06/2024	Coastal Waste & R...		1101000 · Cash- Op...		-101.57
Bill	SW0000512442	02/01/2024			1540030 · Solid Wa...	-101.57	101.57
TOTAL						-101.57	101.57

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03/21/24

**Long Lake Ranch CDD**  
**Check Detail**  
**February 2024**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	EFT020624	02/06/2024	Duke Energy		1101000 · Cash- Op...		-5,414.06
Bill	9300 0001 2497 DEC23	01/11/2024			1540000 · Utilities - ...	-3,541.05	3,662.36
					1540010 · Utilities - ...	-1,873.01	1,937.18
TOTAL						-5,414.06	5,599.54
Bill Pmt -Check	01ACH020824	02/08/2024	Frontier		1101000 · Cash- Op...		-210.98
Bill	8134064423 Jan'24	01/15/2024			1580080 · Communi...	-210.98	210.98
TOTAL						-210.98	210.98
Bill Pmt -Check	02ACH020824	02/08/2024	Frontier		1101000 · Cash- Op...		-110.99
Bill	8139496028 Jan'24	01/15/2024			1580080 · Communi...	-110.99	110.99
TOTAL						-110.99	110.99
Bill Pmt -Check	ACH021224	02/12/2024	Pasco County Utilit...		1101000 · Cash- Op...		-72.88
Bill	19761594	01/25/2024			1540020 · Utilities - ...	-72.88	72.88
TOTAL						-72.88	72.88
Bill Pmt -Check	1ACH022024	02/20/2024	Pasco County Utilit...		1101000 · Cash- Op...		-501.81
Bill	19824184	02/02/2024			1540020 · Utilities - ...	-501.81	501.81
TOTAL						-501.81	501.81
Bill Pmt -Check	2ACH022024	02/20/2024	Pasco County Utilit...		1101000 · Cash- Op...		-161.89
Bill	19824195	02/02/2024			1540020 · Utilities - ...	-161.89	161.89
TOTAL						-161.89	161.89

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**Long Lake Ranch CDD**  
**Check Detail**  
 February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	ACH022224	02/22/2024	BANK UNITED VIS...		1101000 - Cash- Op...		-1,376.23
Bill	Jan 2024 - 01.24.24	01/24/2024			1580060 - Pool Rep...	-13.59	13.59
					1580010 - Clubhous...	-13.94	13.94
					1580010 - Clubhous...	-599.92	599.92
					1570020 - Signage ...	-22.06	22.06
					1580010 - Clubhous...	-15.26	15.26
					1550010 - Security ...	-43.96	43.96
					1560180 - Field Con...	-9.99	9.99
					1560180 - Field Con...	-17.99	17.99
					1580060 - Pool Rep...	-172.95	172.95
					1580060 - Pool Rep...	-31.27	31.27
					1580060 - Pool Rep...	-36.60	36.60
					1580090 - Facility H...	-46.67	46.67
					1580105 - Park & Pl...	-100.77	100.77
					1580150 - Clubhous...	-239.82	239.82
					1580090 - Facility H...	-11.44	11.44
TOTAL						-1,376.23	1,376.23
Bill Pmt -Check	100292	02/01/2024	American Power W...		1101000 - Cash- Op...		-500.00
Bill	525	01/30/2024			1560170 - Pressure ...	-500.00	500.00
TOTAL						-500.00	500.00
Bill Pmt -Check	100293	02/02/2024	RedTree Landscap...		1101000 - Cash- Op...		-13,675.00
Bill	16318	02/01/2024			1560100 - Landscap...	-13,675.00	13,675.00
TOTAL						-13,675.00	13,675.00
Bill Pmt -Check	100294	02/02/2024	Vesta Property Ser...		1101000 - Cash- Op...		-6,354.73
Bill	417039	01/01/2024			1580000 - Clubhous...	-6,354.73	6,354.73
TOTAL						-6,354.73	6,354.73
Bill Pmt -Check	100295	02/02/2024	Vesta Property Ser...		1101000 - Cash- Op...		-35.00
Bill	WC0594	12/30/2023			1580060 - Pool Rep...	-35.00	35.00
TOTAL						-35.00	35.00

**Long Lake Ranch CDD**  
**Check Detail**  
 February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100296	02/05/2024	GHS LLC		1101000 · Cash- Op...		-2,460.00
Bill	2024-118	01/30/2024			1560020 · Aquatic M...	-2,460.00	2,460.00 ✓
TOTAL						-2,460.00	2,460.00
Bill Pmt -Check	100297	02/05/2024	Kutak Rock LLP		1101000 · Cash- Op...		-2,925.00
Bill	3342206	01/30/2024			1510080 · District Le...	-865.00	865.00 ✓
Bill	3342209	01/30/2024			1510080 · District Le...	-2,060.00	2,060.00
TOTAL						-2,925.00	2,925.00
Bill Pmt -Check	100298	02/05/2024	Vesta Property Ser...		1101000 · Cash- Op...		-6,354.73
Bill	417040	02/01/2024			1580000 · Clubhous...	-6,354.73	6,354.73 ✓
TOTAL						-6,354.73	6,354.73
Bill Pmt -Check	100299	02/05/2024	Vesta District Servi...		1101000 · Cash- Op...		-4,337.58
Bill	416864	02/01/2024			1510030 · District M...	-1,666.67	1,666.67
					1510050 · Accountin...	-916.66	916.66 ✓
					1510040 · Administr...	-916.66	916.66
					1510060 · Assessm...	-416.67	416.67
					1560000 · Field Ser...	-420.92	420.92
TOTAL						-4,337.58	4,337.58
Bill Pmt -Check	100300	02/05/2024	Blue Water Aquatic...		1101000 · Cash- Op...		-1,000.00
Bill	31267	01/30/2024			1560010 · Fountain ...	-250.00	250.00 ✓
					1560010 · Fountain ...	-750.00	750.00
TOTAL						-1,000.00	1,000.00
Bill Pmt -Check	100301	02/28/2024	Business Observer		1101000 · Cash- Op...		-238.44
Bill	23-00609P	10/01/2023			1510140 · Legal Adv...	-65.63	65.63 ✓
Bill	24-00212P	02/09/2024			1510140 · Legal Adv...	-102.81	102.81
Bill	24-00273P	02/23/2024			1510140 · Legal Adv...	-70.00	70.00
TOTAL						-238.44	238.44

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**Long Lake Ranch CDD**  
**Check Detail**  
February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100302	02/28/2024	Kutak Rock LLP		1101000 · Cash- Op...		-2,263.00
Bill	3354293	02/22/2024			1514011 · DS- Legal...	-143.00	143.00
Bill	3354294	02/22/2024			1514011 · DS- Legal...	-2,120.00	2,120.00
TOTAL						-2,263.00	2,263.00
Bill Pmt -Check	100303	02/28/2024	RedTree Landscap...		1101000 · Cash- Op...		-125.80
Bill	16376	01/31/2024			1560150 · Irrigation ...	-90.80	90.80
Bill	16375	01/31/2024			1560150 · Irrigation ...	-35.00	35.00
TOTAL						-125.80	125.80
Bill Pmt -Check	100304	02/28/2024	Romaner Graphics		1101000 · Cash- Op...		-4,700.00
Bill	22085	02/14/2024			1570020 · Signage ...	-4,700.00	4,700.00
TOTAL						-4,700.00	4,700.00
Bill Pmt -Check	100305	02/28/2024	Vesta Property Ser...		1101000 · Cash- Op...		-4,942.35
Bill	417132	01/30/2024			1580000 · Clubhous...	-3,992.35	3,992.35
Bill	417326	01/31/2024			1580005 · Pool Main...	-950.00	950.00
TOTAL						-4,942.35	4,942.35
Bill Pmt -Check	100306	02/28/2024	PC Consultants		1101000 · Cash- Op...		-135.00
Bill	108336	02/14/2024			1510150 · Website ...	-135.00	135.00
TOTAL						-135.00	135.00
Bill Pmt -Check	100307	02/28/2024	Vesta District Servi...		1101000 · Cash- Op...		-26.80
Bill	417254	01/31/2024			1510100 · Bank Fees	-26.80	26.80
TOTAL						-26.80	26.80

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Long Lake Ranch CDD  
Check Detail  
February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100308	02/28/2024	The Pool Doctor of ...		1101000 - Cash- Op...		-7,700.00
Bill	154855	01/05/2024			1580060 - Pool Rep...	-7,700.00	7,700.00
TOTAL						-7,700.00	7,700.00



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

"Copy of Previously Printed Invoice"

Invoice Number: 7167188  
Account Number: 250387000  
Invoice Date: 12/22/2023  
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 2016

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.

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

LONG LAKE RANCH CDD 2016

Invoice Number: 7167188  
Account Number: 250387000  
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 # 250387000  
Invoice # 7167188  
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.  
"Copy of Previously Printed Invoice"

Invoice Number: 7167188  
Invoice Date: 12/22/2023  
Account Number: 250387000  
Direct Inquiries To: Audette, James J  
Phone: (407)-835-3820

LONG LAKE RANCH CDD 2016

Accounts Included 250387000 250387001 250387002 250387003 250387004  
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 12/01/2023 - 11/30/2024</b>				<b>\$3,750.00</b>
Incidental Expenses 12/01/2023 to 11/30/2024	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>

**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 #** 003197

**DATE** 11/09/2023

**DUE DATE** 12/09/2023

**TERMS** Net 30

---

**DESCRIPTION**

**AMOUNT**

Total Billing for Arbitrage Services in connection with the \$3,190,000 Long Lake Ranch Community Development District (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1 and \$1,945,000 Long Lake Ranch Community Development District (Pasco County, Florida) Capital Improvement Revenue Bonds, Series A- 2 – Rebate Amount Calculation for the period ended October 8, 2023.

650.00

---

**BALANCE DUE**

**\$650.00**

Thank You For Your Business

# INVOICE

COASTAL WASTE & RECYCLING - SW  
1840 NW 33RD ST

POMPANO BEACH, FL 33064  
(407) 905-9200

INVOICE NO.	0000512442
PAGE	1
DATE	Feb-01-24
CUSTOMER NO.	16948
SITE NO.	0
REFERENCE	

**LONG LAKE RANCH CDD**  
**C/O DPFG MGMT & CONSULTING**  
**250 INTERNATIONAL PKWY #208**  
**LAKE MARY, FL 32746**

AMOUNT DUE \$203.14

AMOUNT PAID

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL  Serv #001 FEL MSW 1 - 6YD				
01 - Feb	MONTHLY - WASTE COLLECTION Feb 01/24 - Feb 29/24		\$94.400	1.00	\$94.40
01 - Feb	ADMIN FEE - MONTHLY Feb 01/24 - Feb 29/24		\$3.950	1.00	\$3.95
01 - Feb	FUEL SURCHARGE				\$3.22
				SITE TOTAL	\$101.57

Current	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS
\$101.57	\$101.57	\$0.00	\$0.00

TOTAL INVOICE \$101.57

**DON'T PAY THIS  
AMOUNT**

\$203.14

INVOICE NO.	0000512442
PAGE	1
DATE	Feb-01-24
CUSTOMER NO.	16948
SITE NO.	0
REFERENCE	

Your account is set up on automatic payments. Please  
do not pay this invoice.



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## Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Jan 11, 2024

For service Dec 2 - Jan 2

32 days

### Billing summary

Collective account number **9300 0001 2497**

Previous Amount Due	\$13,469.67
Payment Received Dec 19	-13,655.15
Current Electric Charges	3,560.52
Current Lighting Charges	1,937.18
Taxes	101.84
<b>Total Amount Due Feb 01</b>	<b>\$5,414.06</b>

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

### Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.79
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	408.25
910089634607	2091 SERENOA DR LUTZ FL 33558	30.79
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.79
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.79

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

**\$5,414.06**  
by Feb 1

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

**LONG LAKE RANCH COMM DEV DIS**  
C/O DPG MC  
250 INTERNATIONAL PKWY STE 280  
LAKE MARY FL 32746-5030

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

88930000012497000660000000000000055995400005414063

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	258.90
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,602.50
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	0.00
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.79
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	318.02
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	261.96
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	274.17
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	30.79
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	30.79
910089458097	2137 SERENOA DR LUTZ FL 33558	30.79
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	30.79
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	0.00
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	44.24
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	343.95
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	608.12
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	129.27
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	607.34

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	30.79
910084355645	000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	342.55
<b>Total Charges</b>		<b>\$5,599.54</b>

## 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)			
	Meter Number:	4513470	Customer Charge	16.02
	Bill Period:	Dec 02 - Jan 02	Energy Charge	5.17
	Present Read:	2163	Fuel Charge	2.89
	Previous Read:	2108	Asset Securitization Charge	0.12
	Billed Usage:	55	Minimum Bill Adjustment	5.80
	Billed kWh	55.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			<b>Total</b>	<b>\$30.79</b>
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02
	Meter Number:	1049037	Energy Charge	241.70
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	134.64
	Present Read:	60691	Asset Securitization Charge	5.39
	Previous Read:	58125		
	Billed Usage:	2566		
	Billed kWh	2566.000		
			Regulatory Assessment Fee	0.29
			Gross Receipts Tax	10.21
			<b>Total</b>	<b>\$408.25</b>
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02
	Meter Number:	8246384	Energy Charge	4.33
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	2.41
	Present Read:	1418	Asset Securitization Charge	0.10
	Previous Read:	1372	Minimum Bill Adjustment	7.14
	Billed Usage:	46		
	Billed kWh	46.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			<b>Total</b>	<b>\$30.79</b>
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02
	Meter Number:	3410166	Energy Charge	2.54
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	1.42
	Present Read:	1206	Asset Securitization Charge	0.06
	Previous Read:	1179	Minimum Bill Adjustment	9.96
	Billed Usage:	27		
	Billed kWh	27.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			<b>Total</b>	<b>\$30.79</b>
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02
	Meter Number:	4463323	Energy Charge	4.98
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	2.78



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Account number 9300 0001 2497

## Billing details - continued

Account Information	Billing Details		Amounts
	Present Read: 564	Asset Securitization Charge 0.11	\$0.79
	Previous Read: 511	Minimum Bill Adjustment 6.11	
	Billed Usage: 53		
	Billed kWh 53.000		
		Regulatory Assessment Fee 0.02	
		Gross Receipts Tax 0.77	
		<b>Total</b>	<b>\$30.79</b>
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 16.02	\$30.00
	Meter Number: 915209	Energy Charge 5.66	
	Bill Period: Dec 02 - Jan 02	Fuel Charge 3.15	
	Present Read: 1649	Asset Securitization Charge 0.13	
	Previous Read: 1589	Minimum Bill Adjustment 5.04	
	Billed Usage: 60		
	Billed kWh 60.000		
		Regulatory Assessment Fee 0.02	
		Gross Receipts Tax 0.77	
		<b>Total</b>	<b>\$30.79</b>
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 16.02	\$252.24
	Meter Number: 4465473	Energy Charge 149.57	
	Bill Period: Dec 02 - Jan 02	Fuel Charge 83.32	
	Present Read: 72844	Asset Securitization Charge 3.33	
	Previous Read: 71256		
	Billed Usage: 1588		
	Billed kWh 1588.000		
		Regulatory Assessment Fee 0.19	
		Gross Receipts Tax 6.47	
		<b>Total</b>	<b>\$258.90</b>
910089595996 LONG LAKE RANCH COMM DEV DIS O SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge 1.70	\$1,596.06
	Bill Period: Dec 02 - Jan 02	Energy Charge 92.51	
	54W MITCH LED PT CLR 38	Fuel Charge 109.46	
	SV FLAGLER ACR 9500L 2,205	Asset Securitization Charge 1.37	
		54W MITCH LED PT CLR 36.48	
		SV FLAGLER ACR 9500L 698.85	
		54W MITCH LED PT CLR 2.78	
		SV FLAGLER ACR 9500L 82.80	
		16 DEC CNCRT W/DEC BS/ WSHNGTN 570.11	
		Regulatory Assessment Fee 1.18	
		Gross Receipts Tax 5.26	
		<b>Total</b>	<b>\$1,602.50</b>
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	This account did not bill with this Collective invoice		



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Account number 9300 0001 2497

## Billing details - continued

Account Information	Billing Details			Amounts
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02	\$30.00
	Meter Number: 8246383	Energy Charge	4.24	
	Bill Period: Dec 02 - Jan 02	Fuel Charge	2.36	
	Present Read: 936	Asset Securitization Charge	0.09	
	Previous Read: 891	Minimum Bill Adjustment	7.29	
	Billed Usage: 45			
	Billed kWh 45.000			
		Regulatory Assessment Fee	0.02	\$0.79
		Gross Receipts Tax	0.77	
		<b>Total</b>		<b>\$30.79</b>
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02	\$309.84
	Meter Number: 1049785	Energy Charge	186.04	
	Bill Period: Dec 02 - Jan 02	Fuel Charge	103.63	
	Present Read: 75559	Asset Securitization Charge	4.15	
	Previous Read: 73584			
	Billed Usage: 1975			
	Billed kWh 1975.000			
		Regulatory Assessment Fee	0.23	\$8.18
		Gross Receipts Tax	7.95	
		<b>Total</b>		<b>\$318.02</b>
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02	\$255.22
	Meter Number: 4451364	Energy Charge	151.45	
	Bill Period: Dec 02 - Jan 02	Fuel Charge	84.37	
	Present Read: 81311	Asset Securitization Charge	3.38	
	Previous Read: 79703			
	Billed Usage: 1608			
	Billed kWh 1608.000			
		Regulatory Assessment Fee	0.19	\$6.74
		Gross Receipts Tax	6.55	
		<b>Total</b>		<b>\$261.96</b>
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02	\$267.12
	Meter Number: 2778290	Energy Charge	158.99	
	Bill Period: Dec 02 - Jan 02	Fuel Charge	88.57	
	Present Read: 81004	Asset Securitization Charge	3.54	
	Previous Read: 79316			
	Billed Usage: 1688			
	Billed kWh 1688.000			
		Regulatory Assessment Fee	0.20	\$7.05
		Gross Receipts Tax	6.85	
		<b>Total</b>		<b>\$274.17</b>
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02	\$30.00
	Meter Number: 8263689	Energy Charge	3.11	
	Bill Period: Dec 02 - Jan 02	Fuel Charge	1.73	



### Billing details - continued

Account Information	Billing Details		Amounts
	Present Read: 3140	Asset Securitization Charge 0.38	\$1.14
	Previous Read: 2958		
	Billed Usage: 182		
	Billed kWh 182.000		
		Regulatory Assessment Fee 0.03	
		Gross Receipts Tax 1.11	
		<b>Total</b>	<b>\$44.24</b>
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 16.02	\$335.10
	Meter Number: 222519	Energy Charge 202.03	
	Bill Period: Dec 02 - Jan 02	Fuel Charge 112.55	
	Present Read: 324730	Asset Securitization Charge 4.50	
	Previous Read: 322585		
	Billed Usage: 2145		
	Billed kWh 2145.000		
		Regulatory Assessment Fee 0.25	\$8.85
		Gross Receipts Tax 8.60	
		<b>Total</b>	<b>\$343.95</b>
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 16.02	\$30.00
	Meter Number: 915370	Energy Charge 6.69	
	Bill Period: Dec 02 - Jan 02	Fuel Charge 3.73	
	Present Read: 1096	Asset Securitization Charge 0.15	
	Previous Read: 1025	Minimum Bill Adjustment 3.41	
	Billed Usage: 71		
	Billed kWh 71.000		
		Regulatory Assessment Fee 0.02	\$0.79
		Gross Receipts Tax 0.77	
		<b>Total</b>	<b>\$30.79</b>
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 16.02	\$592.48
	Meter Number: 5407312	Energy Charge 365.00	
	Bill Period: Dec 02 - Jan 02	Fuel Charge 203.32	
	Present Read: 287098	Asset Securitization Charge 8.14	
	Previous Read: 283223		
	Billed Usage: 3875		
	Billed kWh 3875.000		
		Regulatory Assessment Fee 0.44	\$15.64
		Gross Receipts Tax 15.20	
		<b>Total</b>	<b>\$608.12</b>
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 16.02	\$125.95
	Meter Number: 2778178	Energy Charge 69.60	
	Bill Period: Dec 02 - Jan 02	Fuel Charge 38.78	
	Present Read: 34954	Asset Securitization Charge 1.55	
	Previous Read: 34215		
	Billed Usage: 739		
	Billed kWh 739.000		

### Billing details - continued

Account Information	Billing Details			Amounts	
	Regulatory Assessment Fee		0.09	\$3.32	
	Gross Receipts Tax		3.23		
	Total			\$129.27	
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	\$591.72
	Meter Number:	1015813	Energy Charge	364.51	
	Bill Period:	Dec 02	Fuel Charge	203.06	
		- Jan 02	Asset Securitization Charge	8.13	
	Present Read:	268309			
	Previous Read:	264439			
	Billed Usage:	3870			
	Billed kWh	3870.000			
Regulatory Assessment Fee		0.44	\$15.62		
Gross Receipts Tax		15.18			
Total			\$607.34		
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	\$30.00
	Meter Number:	915368	Energy Charge	4.24	
	Bill Period:	Dec 02	Fuel Charge	2.36	
		- Jan 02	Asset Securitization Charge	0.09	
	Present Read:	934	Minimum Bill Adjustment	7.29	
	Previous Read:	889			
	Billed Usage:	45			
	Billed kWh	45.000			
Regulatory Assessment Fee		0.02	\$0.79		
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	16.02	\$30.00
	Meter Number:	2775809	Energy Charge	0.37	
	Bill Period:	Dec 02	Fuel Charge	0.21	
		- Jan 02	Asset Securitization Charge	0.01	
	Present Read:	261	Minimum Bill Adjustment	13.39	
	Previous Read:	257			
	Billed Usage:	4			
	Billed kWh	4.000			
Regulatory Assessment Fee		0.02	\$0.79		
Gross Receipts Tax		0.77			
Total			\$30.79		
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.70	\$341.12
	Bill Period:	Dec 02	Energy Charge	20.21	
		- Jan 02	Fuel Charge	23.91	
	SV FLAGLER ACR 9500L	490	Asset Securitization Charge	0.30	
			SV FLAGLER ACR 9500L	155.30	
			SV FLAGLER ACR 9500L	18.40	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	121.30	
	Regulatory Assessment Fee		0.25	\$1.43	
	Gross Receipts Tax		1.18		



duke-energy.com  
877.372.8477

Account number **9300 0001 2497**

### Billing details - continued

Account Information	Billing Details	Amounts
	<b>Total</b>	<b>\$342.55</b>
	<b>Total Amount Due</b>	<b>\$5,599.54</b>



LONG LAKE RANCH

Page 1 of 4

### Your Monthly Invoice

#### Account Summary

New Charges Due Date	2/08/24
Billing Date	1/15/24
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	210.94
Payments Received Thru 1/08/24	-210.94
Thank you for your payment!	
Balance Forward	.00
New Charges	210.98
<b>Total Amount Due</b>	<b>\$210.98</b>



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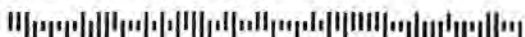
MyFrontier app



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

6790 0007 NO RP 15 01162024 NNNNNNNN 01 000366 0002

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



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RECEIVED JAN 22 2024



LONG LAKE RANCH

Page 3 of 4

Date of Bill  
Account Number1/15/24  
813-406-4423-061521-5

## CURRENT BILLING SUMMARY

Local Service from 01/15/24 to 02/14/24

813/406-4423.0

## Qty Description

## Basic Charges

Qty Description	Charge
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	4.84
FL State Communications Services Tax	3.15
Federal USF Recovery Charge	3.12
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
<b>Total Basic Charges</b>	<b>70.56</b>

## Non Basic Charges

Business Fiber Internet 500	105.99
1 Usable Static IP Address	19.99
<b>Total Non Basic Charges</b>	<b>125.98</b>

## Toll/Other

Federal Primary Carrier Single Line Charge	9.99
FCA Long Distance - Federal USF Surcharge	3.46
FL State Communications Services Tax	.66
County Communications Services Tax	.33
<b>Total Toll/Other</b>	<b>14.44</b>

**TOTAL 210.98**

## 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 \$85.00 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 January 1, 2024, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 34.5% to 34.6% 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](http://frontier.com/regulatory-changes)





LONG LAKE RANCH

Page 1 of 4

## Your Monthly Invoice

### Account Summary

<b>New Charges Due Date</b>	<b>2/08/24</b>
Billing Date	1/15/24
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	110.99
Payments Received Thru 1/08/24	-110.99
Thank you for your payment!	
Balance Forward	.00
New Charges	110.99
<b>Total Amount Due</b>	<b>\$110.99</b>



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## WAYS TO PAY YOUR BILL



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

6790 0007 NO RP 15 01162024 NNNNNNNN 01 000044 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](https://frontier.com) or MyFrontier mobile app.**



LONG LAKE RANCH

Page 3 of 4

Date of Bill

1/15/24

Account Number

813-949-6028-061521-5

**CURRENT BILLING SUMMARY**

Local Service from 01/15/24 to 02/14/24

Qty Description	813/949-6028.0	Charge
Non Basic Charges		
Business Fiber Internet 500		105.99
1 Usable Static IP Address		5.00
Total Non Basic Charges		110.99
<b>TOTAL</b>	<b>110.99</b>	





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



154 0 1  
10-10002

LONG LAKE RANCH CDD

Service Address: 18981 LONG LAKE RANCH BOULEVARD

Bill Number: 19761594

Billing Date: 1/25/2024

Billing Period: 12/6/2023 to 1/5/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.  
Please visit [bit.ly/pcurates](http://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		
				1/5/2024			

Transactions

Previous Bill	72.88
Payment 01/08/24	-72.88 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Adjustments	
Fire Line/Hydrant Base Charge	72.88
<b>Total Current Transactions</b>	72.88
<b>TOTAL BALANCE DUE</b>	<b>\$72.88</b>

RECEIVED JAN 29 2024



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

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

**Total Balance Due \$72.88**  
**Due Date 2/12/2024**

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

The Total Due will be electronically  
transferred on 02/12/2024.

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

013078005092928041976159440000072887



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



36 0 1  
42-52316

LONG LAKE RANCH CDD

Service Address: 0 COMMUNITY CENTER

Bill Number: 19824184

Billing Date: 2/2/2024

Billing Period: 12/19/2023 to 1/17/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.  
Please visit [bit.ly/pcurates](http://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	12/19/2023	23837	1/17/2024	23927	29	90

Usage History

	Irrigation
January 2024	90
December 2023	230
November 2023	195
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

Transactions

Previous Bill	1,746.41
Payment 01/22/24	-1,746.41 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	39.21
Water Tier 1 50.0 Thousand Gals X \$3.29	164.50
Water Tier 2 25.0 Thousand Gals X \$6.59	164.75
Water Tier 3 15.0 Thousand Gals X \$8.89	133.35
Total Current Transactions	501.81
<b>TOTAL BALANCE DUE</b>	<b>\$501.81</b>

RECEIVED FEB 05 REC'D



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TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 0928090  
Customer # 01307800  
Balance Forward 0.00  
Current Transactions 501.81

**Total Balance Due \$501.81**  
**Due Date 2/20/2024**

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

The Total Due will be electronically  
transferred on 02/20/2024.

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

013078005092809061982418430000501813



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



37 0 1  
42-52316

LONG LAKE RANCH CDD

Service Address: 18981 LONG LAKE RANCH BOULEVARD

Bill Number: 19824195

Billing Date: 2/2/2024

Billing Period: 12/19/2023 to 1/17/2024

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	13595133	12/19/2023	360	1/17/2024	363	29	3

Usage History

	Water
January 2024	3
December 2023	4
November 2023	6
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

Transactions

Previous Bill	170.67
Payment 01/22/24	-170.67 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	39.21
Water Tier 1 3.0 Thousand Gals X \$2.07	6.21
Sewer	
Sewer Base Charge	96.34
Sewer Charges 3.0 Thousand Gals X \$6.71	20.13
<b>Total Current Transactions</b>	<b>161.89</b>
<b>TOTAL BALANCE DUE</b>	<b>\$161.89</b>

RECEIVED FEB 05 REC'D



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 0928725  
Customer # 01307800  
Balance Forward 0.00  
Current Transactions 161.89

**Total Balance Due \$161.89**  
**Due Date 2/20/2024**

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

The Total Due will be electronically transferred on 02/20/2024.

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

013078005092872571982419530000161891



January 2024 Statement

Open Date: 12/27/2023 Closing Date: 01/24/2024

Visa® Community Card

LONG LAKE RANCH CDD (CPN 002333750)

**New Balance** \$1,376.23  
**Minimum Payment Due** \$1,376.23  
**Payment Due Date** 02/22/2024  
**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.

emailed  
to Tish  
01-30-24

Page 1 of 3

Account: 4798 5101 7897 7613

Elan Financial  
Services

BUS 30 ELN

1-866-552-8855

15

**Activity Summary**

Previous Balance	+	\$1,078.22
Payments	-	\$1,078.22CR
Other Credits		\$0.00
Purchases	+	\$1,376.23
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
<b>New Balance</b>	=	<b>\$1,376.23</b>
<b>Past Due</b>		<b>\$0.00</b>
<b>Minimum Payment Due</b>		<b>\$1,376.23</b>
Credit Line		\$10,000.00
Available Credit		\$8,623.77
Days in Billing Period		29

**Payment Options:**



Mail payment coupon  
with a check



Pay online at  
[myaccountaccess.com](http://myaccountaccess.com)



Pay by phone  
1-866-552-8855

No payment is required.

CPN 002333750



0047985101789776130001376230001376233

**Automatic Payment**

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

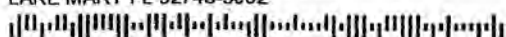
• to pay by phone  
• to change your address

Account Number: 4798 5101 7897 7613

Your new full balance of \$1,376.23 will be automatically deducted from your account on 02/22/24.

000015265 01 SP 000638643185016 P Y

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





January 2024 Statement 12/27/2023 - 01/24/2024

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 \$1376.23 will be automatically deducted from your bank account on 02/22/2024. 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
<b>Purchases and Other Debits</b>					
12/27	12/26	1402	AMZN Mktp US*RZ8D00AN3 Amzn.com/bill WA	\$13.59	
12/28	12/27	9251	LOWES #02238* LUTZ FL	\$13.94	
12/29	12/28	4061	Rivers Outdoors Arche Brooksville FL	\$599.92	
01/03	01/02	1782	WM SUPERCENTER #988 LUTZ FL	\$22.06	
01/05	01/03	9437	7-ELEVEN 42163 LUTZ FL	\$15.26	
01/08	01/07	0564	AMAZON.COM*TK3FG6101 SEATTLE WA	\$43.96	
01/09	01/08	2385	AMZN Mktp US*RT29460M0 Amzn.com/bill WA	\$9.99	
01/10	01/09	8036	AMZN Mktp US*TK73D1142 Amzn.com/bill WA	\$17.99	
01/18	01/17	2694	SCP DISTRIBUTORS- #642 ODESSA FL	\$172.95	
01/18	01/17	3995	SCP DISTRIBUTORS- #642 ODESSA FL	\$31.27	
01/18	01/17	9853	LOWES #02238* LUTZ FL	\$36.60	
01/22	01/19	7469	AMZN Mktp US*R84WR4NJ1 Amzn.com/bill WA	\$46.67	
01/22	01/21	5835	AMZN Mktp US*R81ZP91X1 Amzn.com/bill WA	\$100.77	
01/22	01/20	8909	AMZN Mktp US*R00KR94H0 Amzn.com/bill WA	\$239.82	
01/24	01/23	7268	LOWES #02238* LUTZ FL	\$11.44	
Total for Account 4798 5101 7817 4633				\$1,376.23	

**Transactions BILLING ACCOUNT ACTIVITY**

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
<b>Payments and Other Credits</b>					
01/22	01/22	MTC	PAYMENT THANK YOU	\$1,078.22CR	
Total for Account 4798 5101 7897 7613				\$1,078.22CR	

**2024 Totals Year-to-Date**

Total Fees Charged in 2024	\$0.00
Total Interest Charged in 2024	\$0.00

Continued on Next Page



January 2024 Statement 12/27/2023 - 01/24/2024  
LONG LAKE RANCH CDD (CPN 002333750)

Elan Financial Services ( 1-866-552-8855

Page 2 of 3

### 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 \$1376.23 will be automatically deducted from your bank account on 02/22/2024. 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
<b>Purchases and Other Debits</b>					
12/27	12/26	1402	AMZN Mktp US*RZ8D00AN3 Amzn.com/bill WA	\$13.59	1580060
12/28	12/27	9251	LOWES #02238* LUTZ FL	\$13.94	1580010
12/29	12/28	4061	Rivers Outdoors Arche Brooksville FL	\$599.92	1550010
01/03	01/02	1782	WM SUPERCENTER #988 LUTZ FL	\$22.06	1580020
01/05	01/03	9437	7-ELEVEN 42163 LUTZ FL	\$15.26	1580010
01/08	01/07	0564	AMAZON.COM*TK3FG6101 SEATTLE WA	\$43.96	1550010
01/09	01/08	2385	AMZN Mktp US*RT29460M0 Amzn.com/bill WA	\$9.99	1560180
01/10	01/09	8036	AMZN Mktp US*TK73D1142 Amzn.com/bill WA	\$17.99	1560180
01/18	01/17	2694	SCP DISTRIBUTORS- #642 ODESSA FL	\$172.95	1580060
01/18	01/17	3995	SCP DISTRIBUTORS- #642 ODESSA FL	\$31.27	1580060
01/18	01/17	9853	LOWES #02238* LUTZ FL	\$36.60	1580060
01/22	01/19	7469	AMZN Mktp US*R84WR4NJ1 Amzn.com/bill WA	\$46.67	1580090
01/22	01/21	5835	AMZN Mktp US*R61ZP91X1 Amzn.com/bill WA	\$100.77	1580105
01/22	01/20	8909	AMZN Mktp US*R00KR94H0 Amzn.com/bill WA	\$239.82	1580150
01/24	01/23	7268	LOWES #02238* LUTZ FL	\$11.44	1580090
Total for Account 4798 5101 7817 4633				\$1,376.23	

### Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
<b>Payments and Other Credits</b>					
01/22	01/22	MTC	PAYMENT THANK YOU	\$1,078.22CR	
Total for Account 4798 5101 7897 7613				\$1,078.22CR	

### 2024 Totals Year-to-Date

Total Fees Charged in 2024	\$0.00
Total Interest Charged in 2024	\$0.00

Continued on Next Page

amazon.com

## Final Details for Order #111-2853005-1373868

Print this page for your records.**Order Placed:** December 20, 2023**Amazon.com order number:** 111-2853005-1373868**Order Total:** \$217.54**Shipped on December 22, 2023****Items Ordered**2 of: *Poolzilla 3 Pack Pool Ladder Replacement Step, Stainless Steel Treaded Design, 18.35" x 1.9"***Price**

\$49.99

Sold by: Poolzilla ([seller profile](#))Supplied by: Poolzilla ([seller profile](#))

Condition: New

**Shipping Address:**Long Lake Ranch Clubhouse  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558-5507  
United States**Shipping Speed:**

FREE Prime Delivery

**Shipped on December 26, 2023****Items Ordered**1 of: *Replacement for Pool Ladder Hand Rail Escutcheon Plate-Cover for 1.9" Inground Pool & Spa Ladder Handrail Tubing- Made of Thickened 304 Stainless Steel 4pack***Price**

\$13.59

Sold by: LaixiSY ([seller profile](#))

Supplied by: Other

Condition: New

**Shipping Address:**Long Lake Ranch Clubhouse  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558-5507  
United States**Shipping Speed:**

FREE Prime Delivery

**Shipped on December 20, 2023****Items Ordered**2 of: *Commercial Grade 8"x13" Pet Waste Roll Bags - 40% Thicker Than Mini Leash Roll Bags - Fits Any Pet Waste Station - 10 roll Case pack of 200 bags (2,000 bags total)***Price**

\$45.99

Sold by: ZW USA Inc ([seller profile](#))Supplied by: ZW USA Inc ([seller profile](#))

Condition: New



LOWE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 343-5020

- SALE -

SALES#: 522380JH 4750840 TRANS#: 971031722 12-27-23

15489 OR PEPPER 20-FL OZ	2.50
1267070 MONSTER ULTRA VIOLET	2.00
93646 E1N 15A 120V C0/ALN 2N 10	8.40
SUBTOTAL:	12.90
TOTAL TAX:	0.00
INVOICE #7097 TOTAL:	12.90
VISA:	12.90

VISA: XXXXXXXXXXXXXXXX AMOUNT: 12.90 AUTHID: 177212  
CHP REFID: Z23608097562 12/27/23 12:21:43  
CUSTOMER CODE: 00  
TIN : 0000000000  
TS1 : 6800 RID : 0000000001010

STORE: 2230 TERMINAL: 00-12/27/23 12:21:23  
# OF ITEMS PURCHASED: 3  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](https://www.lowes.com/returns)  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

LOWEST PRICE GUARANTEE

FOR MORE DETAILS, VISIT [LOWES.COM/LOWESTPRICEGUARANTEE](https://www.lowes.com/lowestpriceguarantee)

\*\*\*\*\*  
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\* GENTILE EN EL SORTEO DIARIO \*  
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\* \*  
\* ENTER BY COMPLETING A SHORT SURVEY \*  
\* WITHIN ONE WEEK AT: [www.lowes.com/survey](https://www.lowes.com/survey) \*  
\* Y O U R I D #770976 223033 613264 \*  
\* \*  
\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
\* VOID \*  
\* \*  
\* 5 WINNERS AT: [www.lowes.com/survey](https://www.lowes.com/survey) \*  
\*\*\*\*\*  
\* TERMINAL: 0 12/27/23 12:22:23

THREE RIVERS OUTDOORS & ARCHERY  
 THREE RIVERS ARCHERY LLC 04/11  
 31001 10000 Rd  
 Bismarck ND 58101  
 701-223-1111  
 24601  
 www.threeriversoutdoorsandarchery.com  
 www.threeriversoutdoorsandarchery.com

Receipt of 12/20/2021  
 Purchase of 4:01:50 pm  
 Tax 0.00  
 Staff 0.00  
 Device 0.00

PRODUCT	PRICE	QTY	TOTAL
Gaddeback	549.99	1	549.99
Crack			
LTE			
150.00			
Total due			699.99

Sub Total	699.99
Tax	0.00
Total	699.99

PAYMENT BY METHOD	AMOUNT
visa commercial	549.99
cash	150.00

Thank you for shopping with us  
 REC00000121.P11P.1101

Give us feedback @ survey.walmart.com  
Thank you! ID #:7TKD4KBP05W



WM Supercenter  
813-949-4238 Mgr. SHANE  
1575 LAND O LAKES BLVD  
LUTZ FL 33549  
ST# 00988 OP# 009002 TE# 02 TR# 02145

# ITEMS SOLD 11  
TC# 3221 2164 6267 1576 2628



GV .5L WATER	078742279090 F	5.36 N
GV .5L WATER	078742279090 F	5.36 N
P.C. DIST	681131133070 F	1.26 N
P.C. DIST	681131133070 F	1.26 N
P.C. DIST	681131133070 F	1.26 N
P.C. DIST	681131133070 F	1.26 N
P.C. DIST	681131133070 F	1.26 N
P.C. DIST	681131133070 F	1.26 N
P.C. DIST	681131133070 F	1.26 N
P.C. DIST	681131133070 F	1.26 N
P.C. DIST	681131133070 F	1.26 N

SUBTOTAL	22.06
TOTAL	22.06
VISA TEND	22.06
CHANGE DUE	0.00

VISA CREDIT- 4633 I 2 APPR#902021  
22.06 TOTAL PURCHASE  
REF # 400200412387  
TRANS ID - 304002547443232  
VALIDATION - X2F9  
PAYMENT SERVICE - E  
AID A0000000031010  
TC 814F3CD946688AFE  
TERMINAL # 22855517  
\*No Signature Required  
01/02/24 10:12:23



Become a  
member today  
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Low prices You Can Trust. Every Day.  
01/02/24 10:12:30

OH THANK HEAVEN  
FOR 7-ELEVEN  
7-ELEVEN  
TID : 88874216301  
01/03/2024 13:34:35

19123 WINGSHOOTER W  
LUTZ, FL  
STORE: 42183  
PHONE: 727-789-9884

VISA  
\*\*\*\*\*4833  
REF :14346833580  
AUTH :213823

PUMP	\$
GRADE	RUL
GALLONS	5.123
PRICE/GAL	\$ 2.879

-----  
TOTAL FUEL \$ 15.26  
-----

VISA CREDIT  
AID:A8888888831818  
TC:F8871F880288842F  
COMPLETION  
Entry:Chip

Check your 7Rewards  
App every day for  
exciting new offers.

THANKS FOR  
YOUR BUSINESS

Amazon.com order number: 113-2220538-00243463  
Order Total: \$43.96

Shipped on January 7, 2024

**Items Ordered**

4 of: Duracell Coppertop D Batteries, 8 Count Pack, D Battery with Long-lasting Power, All-Purpose Alkaline D Battery for Household and Office Devices

Sold by: Amazon.com Services, Inc

Shipped by: Other

Condition: New

Price

\$10.99

**Shipping Address:**

Long Lake Ranch Clubhouse  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558-5507  
United States

**Shipping Speed:**

FREE Prime Delivery

1550010

**Payment Information**

**Payment Method:**

Visa ending in 4633

**Billing address**

Long Lake Ranch Clubhouse  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558-5507  
United States

Item(s) Subtotal: \$43.96

Shipping & Handling: \$0.00

Total before tax: \$43.96

Estimated tax to be collected: \$0.00

**Grand Total: \$43.96**

**Credit Card transactions**

Visa ending in 4633: January 7, 2024: \$43.96

To view the status of your order, return to Order Summary.

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United States

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[amazon.com/gp/summary/print.html?orderID=113-2220538-00243463&print\\_type=invoice](https://www.amazon.com/gp/summary/print.html?orderID=113-2220538-00243463&print_type=invoice)

Final Details for Order #113-3658902-2457821

[Print this page for your records.](#)

Order Placed: January 8, 2024

Amazon.com order number: 113-3658902-2457821

Order Total: \$9.99

**Shipped on January 8, 2024**

**Items Ordered**

**Price**

1 of: Parking Permit Hang Tags, 50 Pack, Poly Plastic Parking Placards, Temporary Parking Passes, Bulk Pack, 3" x 5" Placards for \$9.99  
Rearview Mirror, Thick Gauge (0.2"/0.5 mm), by Better Office Products (Red)

Sold by: BOP Co (seller profile)

Shipped by: BOP Co (seller profile)

Condition: New

1560180

**Shipping Address:**

Long Lake Ranch Clubhouse  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558-5507  
United States

**Shipping Speed:**

FREE Prime Delivery

**Payment Information**

**Payment Method:**

Visa ending in 4633

**Billing address**

Long Lake Ranch Clubhouse  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558-5507  
United States

**Credit Card transactions**

Item(s) Subtotal: \$9.99

Shipping & Handling: \$0.00

Total before tax: \$9.99

Estimated tax to be collected: \$0.00

**Grand Total: \$9.99**

Visa ending in 4633: January 8, 2024: \$9.99

To view the status of your order, return to Order Summary.

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1/31/24, 11:37 AM  
amazon.com

Amazon.com - Order 113-9485552-2253034

**Final Details for Order #113-9485552-2253034**

Print this page for your records.

Order Placed: January 8, 2024  
Amazon.com order number: 113-9485552-2253034  
Order Total: \$17.99

**Shipped on January 9, 2024**

**Items Ordered**

**Price**

1 of: *Stencil Stop Parking 13 Piece Stencil Set - 14 Mil Mylar Plastic [Various Sizes, 14 Stencils Included] (4 Inch Word Height)* \$17.99

Sold by: Stencil Stop (seller profile)

Supplied by: Other

Condition: New

**Shipping Address:**

Long Lake Ranch Clubhouse  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558-5507  
United States

**Shipping Speed:**

Economy Shipping

1560180  
1560190

**Payment Information**

**Payment Method:**

Visa ending in 4633

Item(s) Subtotal: \$17.99

Shipping & Handling: \$0.00

Total before tax: \$17.99

Estimated tax to be collected: \$0.00

**Grand Total: \$17.99**

**Billing address**

Long Lake Ranch Clubhouse  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558-5507  
United States

**Credit Card transactions**

Visa ending in 4633: January 9, 2024: \$17.99

To view the status of your order, return to Order Summary.

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56 TAMPA-SCP DIST.  
9216 PALM RIVER RD STE 201  
TAMPA, FL 33619-4478  
Phone 813-823-5333  
Fax 813-821-9621

# INVOICE

## EMERGENCY RESPONSE #

1-800-424-9300

INVOICE #	SB003874
ORDER #	SB004952
DATE	01/17/24
PAGE	1 of 1

### BILL TO

238476  
VESTA PROPERTY SERVICES INC  
PRISCILLA GIESELMAN  
1020 E BRANDON BLVD STE 207  
BRANDON, FL 33511-5561

### SHIP TO

842-TRINITY-SCP DIST.  
2426 SUCCESS DR  
ODESSA, FL 33556-3441

CUSTOMER P/O NUMBER LONGLAKE RANCH		SHIP VIA STAGED WILL CALL		WRITTEN BY JASON INZINGA(642)		ORDER DATE 01/17/24				
CUSTOMER RELEASE NUMBER		FREIGHT TERMS 02 IN/OUTBOUND		PAYMENT TERMS 100% PREPAYMENT PICK-UP		DUE DATE				
JOB / SHIP-TO NAME VESTA PROPERTY SERVICES INC		PURCHASING AGENT		CONTACT BRYAN COLEGROVE		PHONE 727-258-0092				
LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK QTY	SHIP QTY	B/O	PRICE	EXTENSION
1	SPG-101-2717		12717 30MFD 370V ROUND RUN CAPACITOR ALT-8574412717	EA 04-D-04	1	1	1	0	24.13	24.13
2	VAK-601-7792		38929 FLOAT ASSY	EA 05-C-07	1	1	1	0	166.73	166.73

1580060

PLACARDS SUPPLIED-YES NO REFUSED

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
190.86	0.00	0.00	13.36	0.00	0.00	0.00	204.22	0.00

We certify that the herein named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the department of transportation.

Subject to our terms at <http://www.coccard.com/blank-card-conditions>

SIGNATURE JASON INZINGA (414A)

SIGNATURE

RECEIVED BY

ST# 238476 - Cust Name VESTA PROPERTY SERVICES INC  
# SB003874 - Invoice Date 01/17/24 - INVOICE DATE 01/17/24

Remit To:  
SCP DISTRIBUTORS LLC  
DEPT. 70594  
PO BOX 850001  
OMLAND, FL 32986-0594



LOWE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: 52238XND 2366224 TRANS#: 107134933 01-17-24

452383 6-FL 02 BLUE LAVA	11.68
246945 BTR 6-CT 80 GRIT DRYWALL	6.38
22909 2-IN SCH40 BUSHING 437249	3.12
4853 5-GAL LOWES BUCKET-ENCORE	9.96
2 @ 4.98	
351124 1-TN X 2-FT SCH40 PIPE	5.46

SUBTOTAL:	36.60
TOTAL TAX:	0.00
INVOICE 81532 TOTAL:	36.60
VISA:	36.60

VISA: XXXXXXXXXXXX4633 AMOUNT: 36.60 AUTHCD: 317111

CHIP REFID:223808532892 01/17/24 14:11:53

CUSTOMER CODE: na

TUR : 8080008000

TSI : 6800 AID : A0000000031010

STORE: 2238 TERMINAL: 08 01/17/24 14:12:09

# OF ITEMS PURCHASED: 6

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](http://LOWES.COM/RETURNS)

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AT OUR CUSTOMER SERVICE DESK

LOWEST PRICE GUARANTEE

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\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

\* ENTER FOR A CHANCE TO BE \*

\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*

\* ENTRE EN EL SORTEO MENSUAL \*

\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*

\* ENTER BY COMPLETING A SHORT SURVEY \*

\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*

\* Y O U R I D #815321 223840 171541 \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*

\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*

\* OFFICIAL RULES & WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*



LOWE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: 522380JB 4750840 TRANS#: 31867538 01-23-24

518731 18-24 NSTD FLT PIL 2-CT -	5.47
259841 20-25 BASIL FLIR FILTRETE	5.97

SUBTOTAL:	11.44
TOTAL TAX:	0.00
INVOICE 7755 TOTAL:	11.44
VISA:	11.44

VISA: XXXXX XXXXX4633 AMOUNT: 11.44 AUTHCD: 113244

TAP REFID:223810565440 01/23/24 12:44:27

CUSTOMER CODE: NA

TUR : 8080008000

TSI : 0000

STORE: 2238 TERMINAL: 10 01/23/24 12:44:45

# OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](http://LOWES.COM/RETURNS)

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AT OUR CUSTOMER SERVICE DESK

LOWEST PRICE GUARANTEE

FOR MORE DETAILS, VISIT [LOWES.COM/LOWESTPRICEGUARANTEE](http://LOWES.COM/LOWESTPRICEGUARANTEE)

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

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\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*

\* ENTRE EN EL SORTEO MENSUAL \*

\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*

\* ENTER BY COMPLETING A SHORT SURVEY \*

\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*

\* Y O U R I D #775656 223840 230652 \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*

\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*

\* OFFICIAL RULES & WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*

STORE: 2238 TERMINAL: 10 01/23/24 12:44:46

Final Details for Order #113-0336780-7060248

[Print this page for your records.](#)

Order Placed: January 19, 2024

Amazon.com order number: 113-0336780-7060248

Order Total: \$46.67

Shipped on January 19, 2024

Items Ordered

1 of: 16x24x1, Percisionaire Ez Flow II Front Panel Merv 4, 10055.011824, Pack12

Price  
\$46.67

Sold by: MaxWarehouse (seller profile)

Supplied by: Other

Condition: New

Shipping Address:

Long Lake Ranch Clubhouse  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558-5507  
United States

1580090

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 4633

Billing address

Long Lake Ranch Clubhouse  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558-5507  
United States

Credit Card transactions

Item(s) Subtotal:	\$46.67
Shipping & Handling:	\$0.00
Total before tax:	\$46.67
Estimated tax to be collected:	\$0.00
Grand Total:	\$46.67

Visa ending in 4633: January 19, 2024: \$46.67

To view the status of your order, return to Order Summary.

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Product

United States

Help

1/31/24, 11:36 AM  
amazon.com

Amazon.com - Order 113-9795884-2112203

**Final Details for Order #113-9795884-2112203**

[Print this page for your records.](#)

Order Placed: January 10, 2024  
Amazon.com order number: 113-9795884-2112203  
Order Total: \$100.77

**Shipped on January 20, 2024**

**Items Ordered**

3 of: American Flag 4x6 Ft TearProof Series for Outside, Made in USA, Longest Lasting, Super Tough Fade Resistant Spun Polyester, High Wind US Outdoor Flags Embroidered Stars, Sewn Stripes, Brass Grommets

Price  
\$34.99

Sold by: DANF FLAG (seller profile)

Supplied by: DANF FLAG (seller profile)

Condition: New

1580105

**Shipping Address:**

Long Lake Ranch Clubhouse  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558-5507  
United States

**Shipping Speed:**

FREE Prime Delivery

**Payment Information**

**Payment Method:**

Visa ending in 4633

**Billing address**

Long Lake Ranch Clubhouse  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558-5507  
United States

**Credit Card transactions**

Item(s) Subtotal: \$104.97  
Shipping & Handling: \$0.00  
Buy more, save 4%: -\$4.20

Total before tax: \$100.77  
Estimated tax to be collected: \$0.00

**Grand Total: \$100.77**

Visa ending in 4633: January 20, 2024: \$100.77

To view the status of your order, return to Order Summary.

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1/31/24, 11:38 AM  
amazon.com

Amazon.com - Order 113-3816709-1206662

**Final Details for Order #113-3816709-1206662**

Print this page for your records.

Order Placed: January 19, 2024  
Amazon.com order number: 113-3816709-1206662  
Order Total: \$239.82

**Shipped on January 20, 2024**

**Items Ordered**

6 of: Commercial Soap Dispenser Wall Mount - Stainless Steel Wall Mounted Soap Dispenser for Bathroom - New Superfor Design with Premium Anti-Leak Pump and Corrosion-Proof Lining - 37oz (1100ml) by EnBath

Sold by: Brighter Ventures (seller profile)

Supplied by: Brighter Ventures (seller profile)

Condition: New

**Price**

\$39.97

**Shipping Address:**

Long Lake Ranch Clubhouse  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558-5507  
United States

**Shipping Speed:**

FREE Prime Delivery

1580150

**Payment Information**

**Payment Method:**

Visa ending in 4633

Item(s) Subtotal:

\$239.82

Shipping & Handling:

\$0.00

**Billing address**

Long Lake Ranch Clubhouse  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558-5507  
United States

Total before tax:

\$239.82

Estimated tax to be collected:

\$0.00

**Grand Total:**

**\$239.82**

**Credit Card transactions**

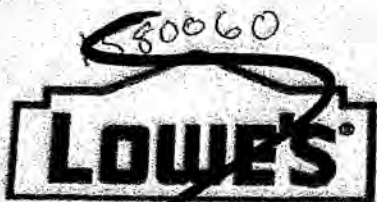
Visa ending in 4633: January 20, 2024:

\$239.82

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LOVE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 945-9020

- SALE -

SALES#: S22380JB 2366224 TRANS#: 107134933 01-17-24

452983 8-FL 02 BLUE LAVA	1.50
246945 6-CT 80 GRIT DRYVALL	5.98
22909 2-IN SCH40 BUSHING 437249	3.12
4853 5-GAL LOWES BUCKET-ENCORE	9.96
2 0 4 90	
351124 1-IN X 2-FT SCH40 PIPE	5.46
SUBTOTAL:	36.60
TOTAL TAX:	0.00
INVOICE 81532 TOTAL:	36.60
VISA:	36.60

VISA: XXXXX XXXXX4633 AMOUNT: 36.60 AUTHCD: 317111  
CHIP REFID: 22380JB2892 01/17/24 14:11:53  
CUSTOMER CODE: NA  
TUR: 8080000000  
TSI: 6800 AID: A000000003 010

STORE: 2238 TERMINAL: 08 01/17/24 14:12:09

# OF ITEMS PURCHASED: 6  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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ENTRER EN EL SORTEO DIARIO

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WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey)

V.O.D. 1-877-5656 22380JB 2366224



LOVE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 945-9020

- SALE -

SALES#: S22380JB 4750840 TRANS#: 31867538 01-23-24

510731 18-24 NSTD FLT PNL 2-CT	5.47
259841 20-25 BASIC FLTN FILTRATE	5.97
SUBTOTAL:	11.44
TOTAL TAX:	0.00
INVOICE 77565 TOTAL:	11.44
VISA:	11.44

VISA: XXXXX XXXXX4633 AMOUNT: 11.44 AUTHCD: 113284  
TAP REFID: 22380JB56440 01/23/24 12:44:27  
CUSTOMER CODE: NA  
TUR: 0000000000  
TSI: 0000

STORE: 2238 TERMINAL: 10 01/23/24 12:44:45

# OF ITEMS PURCHASED: 2  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.  
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ENTRER EN EL SORTEO DIARIO

PARA SER UNO DE LOS CINCO GANADORES DE \$500!

ENTER BY COMPLETING A SHORT SURVEY

WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey)

V.O.D. 1-877-5656 22380JB 2366224

NO PURCHASE NECESSARY TO ENTER OR WIN.

ODDS ARE PROBABILISTIC. MUST BE 18 OR OLDER TO ENTER.

SEE RETAIL STORE FOR WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey)

STORE: 2238 TERMINAL: 10 01/23/24 12:44:46



**Bill To:**

Long Lake Ranch CDD  
Doug Ruhlig  
250 International Parkway  
Lake Mary, FL 32746

# Invoice

**Invoice No:** 525

**Invoice Date:** Jan 30, 2024

Job Date	Description	Qty	Each	Amount
<b>Location:</b> Long Lake Ranch CDD; 19037 Long Lake Ranch Boulevard; Lutz, FL 33558				
Jan 30, 2024	<b>Playground Cleaning</b> Cleaning of the 3 playground sets	1	\$500.00	\$500.00

**Total**

**\$500.00**

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

## Invoice 16318



### BILL TO

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

DATE  
02/01/2024

PLEASE PAY  
\$13,675.00

DUE DATE  
02/01/2024

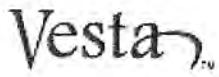
ACTIVITY	QTY	RATE	AMOUNT
<b>Grounds Maintenance</b>	1	13,675.00	13,675.00
Monthly Grounds Maintenance			

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

TOTAL DUE

**\$13,675.00**

THANK YOU.



## Invoice

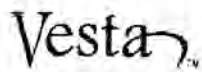
Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

**Invoice #** 417039  
**Date** 01/01/2024  
**Terms**  
**Due Date** 01/01/2024  
**Memo** Jan'24 Fees

**Bill To**

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

Description	Quantity	Rate	Amount
Amenity Management Services	1	6,354.73	6,354.73
Total			6,354.73



## Resident Services Invoice

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

Date 12/30/2023  
Invoice # WC0594  
Terms Due on receipt

**Bill To**

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

Description	Quantity	Rate	Serial Numbers	Amount	Tax Code
Storm cleanup surcharge (Large pool)	1	35.00		35.00	-Not Taxable-

**Total** 35.00  
**Amount Due** 35.00

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



WC0594



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

# Invoice

Date: 1/30/2024  
Invoice #: 2024-118

To:

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

Project: LLR Aquatic Maintenance

Proposal #: 21-213

P.O. #:

		Due Date	Service Date:
		2/29/2024	January 2024
Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	8.33%	2,460.00
<b>PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE</b>		<b>Total</b>	<b>\$2,460.00</b>
<b>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!</b>		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$2,460.00</b>

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

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 30, 2024

**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. 3342206

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. 3342206

12123-1

Re: General Counsel

## For Professional Legal Services Rendered

12/04/23	J. Brown	0.40	146.00	Follow-up regarding demand letter for repairs from pool installation
12/04/23	A. Warner	1.20	186.00	Further prepare draft demand letter and confer with Sandy and Brown; forward correspondence to Carraway
12/05/23	A. Warner	0.20	31.00	Confer with Carraway regarding invoice
12/06/23	J. Brown	0.30	109.50	Follow-up regarding collection issue
12/08/23	S. Sandy	0.30	82.50	Confer regarding splitting financing services from District Management agreement
12/08/23	D. Wilbourn	0.40	62.00	Prepare RFQ for engineering services; research license agreement for swim lessons; research district manager agreement
12/09/23	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
12/12/23	A. Warner	0.20	31.00	Confer with Carraway and Brown

**KUTAK ROCK LLP**

Long Lake Ranch CDD

January 30, 2024

Client Matter No. 12123-1

Invoice No. 3342206

Page 2

12/19/23	S. Sandy	0.20	55.00	Confer with Smith regarding financial disclosure requirements
12/20/23	A. Warner	0.30	46.50	Correspond with Carraway and Dodson; confer with Brown and Sandy

TOTAL HOURS	3.80
-------------	------

TOTAL FOR SERVICES RENDERED	\$865.00
-----------------------------	----------

TOTAL CURRENT AMOUNT DUE	<u>\$865.00</u>
--------------------------	-----------------

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 30, 2024

**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. 3342209

Client Matter No. 12123-2

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3342209

12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

12/07/23	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same
12/08/23	D. Wilbourn	Prepare RFQ for engineering services; research license agreement for swim lessons
12/12/23	S. Sandy	Conduct meeting follow-up
12/15/23	J. Brown	Miscellaneous correspondence and follow-up concerning demand letter
12/18/23	S. Sandy	Conduct meeting follow-up
12/18/23	D. Wilbourn	Confer with Sandy regarding swim lesson license agreement
12/20/23	J. Brown	Follow-up and correspondence regarding resolution of damages to CDD property

**KUTAK ROCK LLP**

Long Lake Ranch CDD  
January 30, 2024  
Client Matter No. 12123-2  
Invoice No. 3342209  
Page 2

TOTAL FOR SERVICES RENDERED	\$2,060.00
TOTAL CURRENT AMOUNT DUE	<u>\$2,060.00</u>



## Invoice

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

Invoice # 417040  
Date 02/01/2024

Terms

Due Date

Memo Feb'24 Fees

### Bill To

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

Description	Quantity	Rate	Amount
Amenity Management Services	1	6,354.73	6,354.73
Total			6,354.73



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

## Invoice

### Bill To

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

Date 02/01/2024  
Invoice # 416864

### 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
Total			4,337.58

**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 31267  
DATE 01/30/2024  
TERMS Net 45  
DUE DATE 03/15/2024

DATE		DESCRIPTION	QTY	RATE	AMOUNT
01/08/2024	Fountain Repair	EST 2023-1029: Replace two analog timers (fountains 4&5). Included in Attached Service Report	1	250.00	250.00
01/08/2024	Fountain Inspection & Cleaning	QUARTERLY Fountain Inspection & Cleaning Services Service Report Attached	1	750.00	750.00

SUBTOTAL	1,000.00
TAX	0.00
TOTAL	1,000.00
BALANCE DUE	<b>\$1,000.00</b>

THANK YOU for choosing Blue Water Aquatics, Inc.!



## 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 3  
Tuesday, January 30, 2024  
9:38:16 PM

# Aquatic Services Report

## Technician

Chris Thompson

## Job Details

Service Date	1/8/2024
Customer	Long Lake Ranch CDD
Weather Conditions	Cloudy
Wind	12 mph
Temperature	55
Multiple Sites Treated	No
Pond Number	1-6
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	Low
Restrictions	No
Observations/Recommendations	Est. 23-1029- Changed lighting timers on Fountains 4 & 5. Also performed QUARTERLY FOUNTAIN INSPECTION & CLEANING on fountains 1 through 6 which included, floats intakes and lights. c

Pictures of Work Completed

## Aquatic Services Report



## Aquatic Services Report



# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 23-00609P

Date 04/21/2023

**Attn:**

Long Lake Ranch CDD (Vesta) DNR 1.2.24  
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

Serial # 23-00609P  
P.O./Ref.# 00082490.DOCX/

### Amount

\$65.63

### Notice of Regular Meeting

**RE:** Meeting on May 4, 2023 at 6:00 PM

**Published:** 4/21/2023

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

()

**\$65.63**

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

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, 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, May 4, 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 Property 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

Publication date: April 21, 2023

23-00609P

**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.**

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# Business Observer

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Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 24-00212P

Date 02/09/2024

**Attn:**

Long Lake Ranch CDD (Vesta) DNR 1.2.24  
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

Serial # 24-00212P

### Request for Proposals for Annual Audit Services

RE: Long Lake Ranch Community Development District

Published: 2/9/2024

### Amount

\$102.81

<b>Important Message</b>
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on your check

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

Paid                   ()  
**Total               \$102.81**

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.

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Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### **LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Long Lake Ranch Community Development District hereby requests proposals for annual financial auditing services. The proposals must provide for the auditing of the District's financial records for the fiscal year ending on September 30, 2024, with an option for two or more annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County. The District currently has an annual operating budget for approximately \$1,289,483.35 dollars inclusive of the General Fund. The final contract will require that the Audit for Fiscal Year 2024 be completed no later than 270 days following the conclusion of the fiscal year.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, *Florida Statutes*; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal Packages, which include evaluation criteria and instructions to proposers, are available from the District Manager using the contact information listed below.

The District reserves the right to reject any and all proposals. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submittal of the proposals in response to the 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) hours 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 after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to 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 Procedures.

Proposers must submit one (1) digital copy of their proposal to the District Manager, District Admin., and District Counsel, with the email subject line "Auditing Services - Long Lake Ranch Community Development District." Proposals must be received by 2:00 p.m. on Wednesday, February 21, 2024, to the District Manager, Kyle Darin at [kdarin@vestapropertyservices.com](mailto:kdarin@vestapropertyservices.com), the District Admin. Jackie Leger at [jleger@vestapropertyservices.com](mailto:jleger@vestapropertyservices.com). Please direct all questions regarding this Notice in writing to the District Manager, Kyle Darin at [kdarin@vestapropertyservices.com](mailto:kdarin@vestapropertyservices.com), with e-mail copies to District Counsel, Sarah Sandy at [sarah.sandy@kutakrock.com](mailto:sarah.sandy@kutakrock.com).

Long Lake Ranch Community Development District  
Kyle Darin, District Manager

February 9, 2024

24-00212P

**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.**

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

## INVOICE

Legal Advertising

Invoice # 24-00273P

Date 02/23/2024

**Attn:**

Long Lake Ranch CDD (Vesta) DNR 1.2.24  
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

Serial # 24-00273P

### Notice of Board of Supervisors Meeting and Notice of Audit Committee Meeting

RE: Long Lake Ranch Community Development District Meetings on March 7, 2024 at 6:00 p.m.

Published: 2/23/2024

### Amount

\$70.00

#### 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

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\$70.00

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

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, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### **LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING AND NOTICE OF AUDIT COMMITTEE MEETING**

The Audit Review Committee for the Long Lake Ranch Community Development District ("District") will hold an audit review committee meeting on March 7, 2024, at 6:00 p.m., and located at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. At the meeting, the Audit Review Committee will review, discuss, and approve the selected auditor. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time, and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132 X-742, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same person will need a record of the proceedings 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 such appeal is to be based.

Kyle Darin  
District Manager

February 23, 2024

24-00273P

**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.**

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**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 22, 2024

**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. 3354293

Client Matter No. 12123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3354293

12123-1

Re: General Counsel

For Professional Legal Services Rendered

01/21/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
01/22/24	D. Wilbourn	0.40	68.00	Prepare amendment to RedTree landscape agreement

TOTAL HOURS 0.70

TOTAL FOR SERVICES RENDERED \$143.00

TOTAL CURRENT AMOUNT DUE \$143.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 22, 2024

**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. 3354294

Client Matter No. 12123-2

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3354294  
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

01/04/24	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same; prepare license agreement with Swim Kids USA
01/05/24	S. Sandy	Prepare amendment to District Engineer Agreement; prepare license agreement with SwimKids USA and related participant waiver
01/05/24	D. Wilbourn	Prepare amendment to engineering services agreement; prepare waiver and release in connection with license agreement for swim lessons

TOTAL FOR SERVICES RENDERED \$2,120.00

TOTAL CURRENT AMOUNT DUE \$2,120.00

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

## Invoice 16376



### BILL TO

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

DATE  
01/31/2024

PLEASE PAY  
\$90.80

DUE DATE  
01/31/2024

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 1/9/24:		0.00	0.00
Soreno - Nightshade - Foxtail 1 (5) drip repair, (2) tree bubbler repair, (2) maxi installation, maxi nozzle replaced			
<b>Sales</b> Drip tee	2	1.00	2.00
<b>Sales</b> Drip coupler	8	0.50	4.00
<b>Sales</b> Drip 90	1	1.00	1.00
<b>Sales</b> Drip line, per foot	5	1.00	5.00
<b>Sales</b> maxi nozzle	16	0.30	4.80
<b>Sales</b> maxi jet	2	5.50	11.00
<b>Sales</b> Flex, per foot	3	1.50	4.50
<b>Sales</b> 1/2" PVC coupler	2	0.50	1.00
<b>Sales</b> 1/2" PVC 90	1	0.50	0.50
<b>Sales</b> soil staple	8	0.25	2.00
<b>Sales</b> Labor - technician	1	55.00	55.00

TOTAL DUE

\$90.80

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

## Invoice 16375



### BILL TO

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

DATE  
01/31/2024

PLEASE PAY  
\$35.00

DUE DATE  
01/31/2024

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 1/9/24:		0.00	0.00
18981 Long Lake Ranch Blvd: (2) drip repairs			
<b>Sales</b> Drip tee	1	1.00	1.00
<b>Sales</b> Coupler	4	0.50	2.00
<b>Sales</b> Drip line, per foot	3	1.00	3.00
<b>Sales</b> soil staples	6	0.25	1.50
<b>Sales</b> Labor - technician	0.50	55.00	27.50

TOTAL DUE

**\$35.00**

THANK YOU.



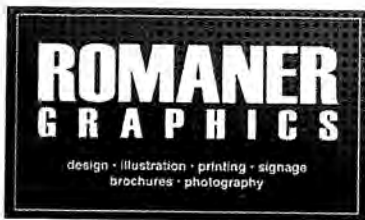
20108 Pond Spring Way  
Tampa, FL 33647  
813-991-6069  
romanergraphics@gmail.com

INVOICE # 22085 pg 1

TO: Long Lake Ranch  
COMPANY NAME: \_\_\_\_\_  
DATE: 2/14/24

Basketball Court sign, 47.5" x 35.5"	\$345.00
Tennis/Pickleball sign, 47.5" x 35.5"	\$345.00
Park Rules sign 47.5" x 35.5"	\$345.00
Dock & Lake Rules sign, 47.5" x 35.5"	\$285.00
Dog Park Rules sign, 36" x 42"	\$300.00
Playground Rules sign, 36" x 28"	\$345.00
No Trespassing, 24" x 32"	\$150.00
No Fishing sign, 23.5" x 23.5"	\$145.00
Fishing Allowed sign, 23.5" x 23.5"	\$145.00
Visitor Parking Only sign, 23.5" x 23.5"	\$145.00
Reserved Parking sign, 24" x 24"	\$145.00
Caution Alligators sign, 18" x 12"	\$125.00

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Thank You,



**20108 Pond Spring Way  
Tampa, FL 33647  
813-991-6069  
romanergraphics@gmail.com**

**INVOICE # 22085 pg 2**

TO: Long Lake Ranch  
 COMPANY NAME: \_\_\_\_\_  
 DATE: 2/14/24

Pool Rules Foxtail sign, 30" x 42", 2 @ \$300.00	\$600.00
Pool Rules Main Pool sign, 30" x 42", 2 @ \$300.00	\$600.00
Amenity Pool Rules Foxtail sign, 40" x 57.56"	\$340.00
Amenity Pool Rules Main Pool sign, 40" x 57.56"	\$340.00
Total	\$4,700.00

**Thank You,**



## Invoice

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

Invoice # 417132  
Date 01/30/2024  
Terms  
Due Date 01/30/2024  
Memo January'24 Fees

### Bill To

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

Description	Quantity	Rate	Amount
Clubhouse Attendant	1	313.60	313.60
Clubhouse Maintenance	1	3,678.75	3,678.75

Thank you for your business.

**Total** 3,992.35



## Invoice

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

**Invoice #** 417326  
**Date** 01/31/2024  
**Terms**  
**Due Date** 01/31/2024  
**Memo** Monthly Pool Maintena...

**Bill To**

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

Description	Quantity	Rate	Amount
Monthly Maintenance-Foxtail Pool	1	950.00	950.00
Total			950.00

# PC Consultants

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

Invoice

108336

## Invoice

### Customer

Name **Long Lake Ranch CDD**  
Address **5844 Old Pasco Road; Suite 100**  
City **Wesley Chapel** State **FL** ZIP **33544**  
Phone **(813)994-1001 Office (813)994-2100 Fax**

Date **2/14/2024**  
Order No.  
Rep **Ken Johnson**  
FOB **Renewals**

Qty	Description	Unit Price	TOTAL
1	Domain Name Renewal: LongLakeRanchClub.Com Term: 1 Year Until 03/05/2025 Cost: \$36 Per Year	\$36.00	\$36.00
12	Email Essentials (10 GB/1 Box) - US Region Term: 12 Months; Type: Exchange Each email account is \$8.25 per month or \$96 per yr. New Email Expiration Date: 03/05/2025 <a href="mailto:Manager@LongLakeRanchClub.Com">Manager@LongLakeRanchClub.Com</a> Created/Activated on 03/05/2019 Password: TrustMe123!	\$8.25	\$99.00
<b>FLORIDA CONSUMER CERTIFICATE OF EXEMPTION</b> <b>Certificate Number: 85-8016138207C-7</b> <b>Expires: 03/31/2023</b>			

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 15 #VALUE!

SubTotal \$135.00

Taxes State

**TOTAL \$135.00**

Office Use Only

Thank You For Your Order!

Latest Technologies, Old Fashioned Service



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 01/31/2024  
Invoice # 417254

### In Reference To:

Dec 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
- YEARLI.COM - 1099 filing fee - Billable LLR	1	13.96	13.96
Billable Expenses			
DPFG TO Alma - Accounts Receivable			12.84
Total Billable Expenses			12.84

Total 26.80



2700 COMMERCE ST, 15TH FLOOR  
DALLAS, TX 75226

The above address is for correspondence only.

**DPFG MANAGEMENT CONSULTING**  
245 Riverside Ave STE 250  
Jacksonville, FL 32202

## Remittance Advice

Your payment is due : 02/01/2024  
Invoice Number : 240114W088722  
Invoice Date : 01/17/2024  
Account Number : W021088396  
UPS Shipper Number : E10A79

Amount Due this Invoice	
\$	\$107.20
Amount Enclosed	
\$	

Remit payment to:  
**Worldwide Express**  
Worldwide Express, P.O. Box 733360  
Dallas, TX 75373

To ensure proper credit, return this portion with your payment.  
Please make checks payable to Worldwide Express.  
To avoid late fees, allow 7-10 or more days for postal delivery.

**Pay Online:**  
Make a payment, enroll in autopay, or file a dispute or claim  
online at [www.speedship.com](http://www.speedship.com)



### Questions?

Have a question? Call us at (800) 758-7447 or visit the Support tab at [www.speedship.com](http://www.speedship.com)

Customer Name: DPGF MANAGEMENT CONSULTING  
Invoice Number: 240114W088722  
Invoice Date: 01/17/2024  
Account/Shipper Number: W021088396/E10A79  
Amount Due: \$ 107.20  
Due Date: 02/01/2024

### ACCOUNT SUMMARY as of 01/17/2024— LAST PAYMENT RECEIVED 01/08/2024

INVOICE DATE	DUE DATE	DAYS PAST DUE	INVOICE NUMBER	INVOICE AMOUNT	PAYMENT	INVOICE BALANCE	CUMULATIVE TOTAL
01/10/2024	01/25/2024	-8	240107W012440	\$134.39	\$0.00	\$134.39	\$134.39

All services provided in connection with this invoice are solely in the capacity of a licensed property broker by the Federal Motor Carrier Safety Administration and not as the carrier of the goods.

The Worldwide Express mark is a trademark of Worldwide Express Operations, LLC, which provides UPS, LTL and FTL transportation services. For more information regarding Worldwide Express and our service offerings, please contact your local Worldwide Express office or visit our website, [www.wvex.com](http://www.wvex.com). Some Worldwide Express offices are individually owned and operated by franchises of Worldwide Express Operations, LLC. Freight services connected to this document are provided by Worldwide Express in its capacity as a freight broker, pursuant to its property brokerage authority issued by the U.S. Department of Transportation Federal Motor Carrier Safety Administration. Worldwide Express is not a motor carrier. All prices are subject to change. Please see [wvex.com/legal](http://wvex.com/legal) for full terms and conditions. Where allowed by applicable law, (a) late fees may be assessed on past due balances and (b) credit card payments are subject to a surcharge of up to 3%, which will not be greater than the cost of acceptance.

Please log into your account at [www.speedship.com](http://www.speedship.com) for full terms and conditions.

Invoice No	240114W088722
Invoice Date	01/17/2024
Account No	W021088396
Account	DPFG MANAGEMENT CONSULTING

### Invoice Summaries

#### Summary by Reference 1

Reference 1	Shipments	Amount Due
DPFG Management and Consulting	7	107.20
Total Billed	7	107.20

#### Summary by Reference 2

Reference 2	Shipments	Amount Due
Avalon Groves NB	1	12.36
Beach CDD NB	1	12.36
Grand Haven CDD-B	2	33.84
GrandHaven B	1	16.92
Long Lake Ranch - B	1	12.84
Panther Trace 1 - B	1	18.88
Total Billed	7	107.20



Invoice No 240114W088722  
Invoice Date 01/17/2024  
Account No W021088396  
Account DPGF MANAGEMENT CONSULTING

**Via UPS On 01/05/2024**

Account # W021088396  
Tracking Number 1ZE10A790396291890  
  
Payer SENDER  
Zone 3  
Service Level UPS Ground  
Customer\_Reference\_N DPGF Management and Consulting  
umber  
Customer\_Reference\_N Long Lake Ranch - B  
umber

Shipper  
DPFG MANAGEMENT  
CONSULTING  
250 INTERNATIONAL PKWY,  
LAKE MARY, FL 32746  
Stacy Kapnic

Receiver  
Coastal Waste & Recycling  
1840 NW 33RD ST,  
POMPANO BEACH, FL 33064  
Alma - Accounts Receivable

Pieces	Description	Tracking #	Weight(lbs)	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790396291890	1	\$11.12
	FUEL SURCHARGE			\$1.72
<b>Total Pieces</b>			<b>Total Weight</b>	<b>Total Amount</b>
1			1	\$12.84

**Via UPS On 01/05/2024**

Account # W021088396  
Tracking Number 1ZE10A790394294391  
  
Payer SENDER  
Zone 2  
Service Level UPS Ground  
Customer\_Reference\_N DPGF Management and Consulting  
umber  
Customer\_Reference\_N GrandHaven B  
umber

Shipper  
DPFG MANAGEMENT  
CONSULTING  
250 INTERNATIONAL PKWY, STE  
208  
LAKE MARY, FL 32746  
Marcy Scott

Receiver  
Grand Haven CDD  
2 N VILLAGE PKWY,  
PALM COAST, FL 32137  
Vanessa Stepniak

Pieces	Description	Tracking #	Weight(lbs)	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790394294391	1	\$10.70
	FUEL SURCHARGE			\$2.27
	DELIVERY AREA SURCHARGE			\$3.95
<b>Total Pieces</b>			<b>Total Weight</b>	<b>Total Amount</b>
1			1	\$16.92



Invoice No 240114W088722  
Invoice Date 01/17/2024  
Account No W021088396  
Account DPFM MANAGEMENT CONSULTING

#### Via UPS On 01/08/2024

Account # W021088396  
Tracking Number 1ZE10A790390280206  
Payer SENDER  
Zone 2  
Service Level UPS Ground  
Customer\_Reference\_N DPFM Management and Consulting  
umber  
Customer\_Reference\_N Grand Haven CDD-B  
umber

Shipper  
DPFM MANAGEMENT  
CONSULTING  
250 INTERNATIONAL PKWY,  
LAKE MARY, FL 32746  
Marcy Scott

Receiver  
Grand Haven CDD  
2 N VILLAGE PKWY,  
PALM COAST, FL 32137  
Vanessa Stepniak

Pieces	Description	Tracking #	Weight(lbs)	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790390280206	1	\$10.70
	FUEL SURCHARGE			\$2.27
	DELIVERY AREA SURCHARGE			\$3.95
Total Pieces			Total Weight	Total Amount
1			1	\$16.92

#### Via UPS On 01/10/2024

Account # W021088396  
Tracking Number 1ZE10A790392851238  
Payer SENDER  
Zone 2  
Service Level UPS Ground  
Customer\_Reference\_N DPFM Management and Consulting  
umber  
Customer\_Reference\_N Avalon Groves NB  
umber

Shipper  
DPFM MANAGEMENT  
CONSULTING  
250 INTERNATIONAL PKWY, STE  
208  
LAKE MARY, FL 32746  
Logan Muether

Receiver  
Vesta Property Services  
245 RIVERSIDE AVE, STE 300  
JACKSONVILLE, FL 32202  
Skye Lee

Pieces	Description	Tracking #	Weight(lbs)	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790392851238	1	\$10.70
	FUEL SURCHARGE			\$1.66
Total Pieces			Total Weight	Total Amount
1			1	\$12.36



Invoice No 240114W088722  
Invoice Date 01/17/2024  
Account No W021088396  
Account DPFM MANAGEMENT CONSULTING

#### Via UPS On 01/10/2024

Account # W021088396  
Tracking Number 1ZE10A790391157615  
Payer SENDER  
Zone 2  
Service Level UPS Ground  
Customer\_Reference\_N DPFM Management and Consulting  
umber  
Customer\_Reference\_N Grand Haven CDD-B  
umber

Shipper  
DPFM MANAGEMENT  
CONSULTING  
250 INTERNATIONAL PKWY,  
LAKE MARY, FL 32746  
Marcy Scott

Receiver  
Grand Haven CDD  
2 N VILLAGE PKWY,  
PALM COAST, FL 32137  
Vanessa Stepniak

Pieces	Description	Tracking #	Weight(lbs)	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790391157615	1	\$10.70
	FUEL SURCHARGE			\$2.27
	DELIVERY AREA SURCHARGE			\$3.95

Total Pieces	Total Weight	Total Amount
1	1	\$16.92

#### Via UPS On 01/10/2024

Account # W021088396  
Tracking Number 1ZE10A790392902629  
Payer SENDER  
Zone 2  
Service Level UPS Ground  
Customer\_Reference\_N DPFM Management and Consulting  
umber  
Customer\_Reference\_N Beach CDD NB  
umber

Shipper  
DPFM MANAGEMENT  
CONSULTING  
250 INTERNATIONAL PKWY, STE  
208  
LAKE MARY, FL 32746  
Logan Muether

Receiver  
BNY Mellon  
4655 SALISBURY RD, STE 300  
JACKSONVILLE, FL 32256  
Caroline Cowart

Pieces	Description	Tracking #	Weight(lbs)	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790392902629	1	\$10.70
	FUEL SURCHARGE			\$1.66

Total Pieces	Total Weight	Total Amount
1	1	\$12.36



Invoice No 240114W088722  
Invoice Date 01/17/2024  
Account No W021088396  
Account DPFM MANAGEMENT CONSULTING

Via UPS On 01/10/2024

Account #	W021088396	Shipper	DPFG MANAGEMENT CONSULTING	Receiver	Monica Vitale
Tracking Number	1ZE10A790395568307		250 INTERNATIONAL PKWY, STE 208		5334 SANDY SHELL DR,
Payer	SENDER		LAKE MARY, FL 32746		APOLLO BEACH, FL 33572
Zone	2		Stacy Kapnic		Monica Vitale
Service Level	UPS Ground				
Customer_Reference_N umber	DPFG Management and Consulting				
Customer_Reference_N umber	Panther Trace 1 - B				

Pieces	Description	Tracking #	Weight(lbs)	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790395568307	1	\$10.70
	FUEL SURCHARGE			\$2.53
	RESIDENTIAL SURCHARGE			\$5.65
Total Pieces			Total Weight	Total Amount
1			1	\$18.88

Invoice Total \$107.20

# Service Invoice

## THE POOL DOCTOR

6995 90th Ave. North, Unit B  
Pinellas Park, FL 33782  
(727) 546-2400

Lic. # CPC1458389

WWW.POOLDOCTORFLA.COM

Bill to:

VESTA PROPERTY SERVICES

TISH DOBSON

250 INTERNATIONAL PKWY, STE 208  
LAKE MARY, FL 32746



*Long Lake Ranch*  
Service Address:

19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558

Invoice #: 154855

Completed: 1/5/2024

Terms: Due upon receipt

QTY	Detail	Rate/Price	Amount
	<b>CHANGE ORDER: REPLACE LED LIGHTS</b>		
	REPLACE (7) EXISTING LIGHT FIXTURES WITH PENTAIR LED LIGHT FIXTURES	\$7,700.00	<b>\$7,700.00</b>

Thank You for calling The Pool Doctor

Parts Subtotal:	\$0.00
Labor Subtotal:	\$0.00
Misc. Subtotal:	\$7,700.00
Tax:	\$0.00
<b>Total:</b>	<b>\$7,700.00</b>

*Specializing in Pool & Spa Service, Repair, Remodeling*

## EXHIBIT 6

**RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED RECREATIONAL FACILITIES AND PARKING RULES & REGULATIONS; AND PROVIDING AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*; and

**WHEREAS**, the District previously adopted its *Recreational Facilities and Parking Rules & Regulations*, as revised and adopted April 7, 2022 (“Rules”); and

**WHEREAS**, the District now desires to amend the Rules to, among other things, amend various rental agreements.

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

**SECTION 1.** A Public Hearing will be held to adopt amended Rules on \_\_\_\_\_, 2024, at \_\_\_\_\_ .m., at \_\_\_\_\_.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of April 2024.

ATTEST:

**LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")

ACTIVITY ROOM RENTAL AGREEMENT

(30 Person Capacity)

Today's Date: \_\_\_\_\_ Date reserved: \_\_\_\_\_

Type of Event: \_\_\_\_\_ Number of Guests: \_\_\_\_\_

Time Reserved: \_\_\_\_\_ to \_\_\_\_\_

o Facility Access Card Required (Non-Member coordinate access with Amenity Management)

o **Member**<sup>1</sup>: Up to five (5) hours: \$60.00 Rental Fee and \$300 Deposit

o **Non-Member**<sup>2</sup>: Up to five (5) hours: \$110 Rental Fee and \$600 Deposit

Name: \_\_\_\_\_ LLR Member? Yes or No

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Alternate Phone \_\_\_\_\_

Email Address: \_\_\_\_\_

**Security Deposit:** Date Received: \_\_\_\_\_ Amount \$ \_\_\_\_\_ Check # \_\_\_\_\_

If entitled to a full refund, security deposit checks will be kept for a maximum of 30 days post-event, then shredded if not picked up.

**Room Rental Fee:** Date Received: \_\_\_\_\_ Amount \$ \_\_\_\_\_ Check # \_\_\_\_\_

I, \_\_\_\_\_, understand the use of the Activity Room is my responsibility and agree to the terms and conditions stated below.

1. Reserved times include set up and clean up time.
2. Please DO NOT arrive earlier than the specified reservation time.
3. Check-in / Check-out is required with on-site personnel.
4. Person reserving the Activity Room MUST be present for the entire event and, if a Member, supply their amenity access card to allow their Guests to access the Activity Room.
5. All Guests and minors must always be supervised.
6. The facility shall be left in the same condition it was prior to the event, which includes but is not limited to:
  - a) All garbage generated is removed from the premises and may be placed in the District's dumpster. The District will provide garbage bags for replacement in garbage containers.
  - b) Remove all displays, favors, helium balloons, and remnants of the event.
  - c) Wipe off tables, chairs (as needed), sweep floors and mop (as needed). Renter to supply own cleaning products to wipe off tables and chairs.

<sup>1</sup>Terms used herein are defined in the District's Amenity Policy (hereinafter defined), which include the following terms: Member shall mean Residents, Tenets, and/or Annual Passholders.

<sup>2</sup>Non-Member shall mean any person who is not a member.

7. Renter must supply all party products. This includes plates, napkins, cups, etc.
8. No glitter, confetti, bird seed, rice, or silly string is allowed.
9. No smoke machines permitted.
10. Lit decorative candles are not permitted. Simple Birthday cake candles may be used but promptly distinguished (no sparklers or relighting candles).
11. Tacks, adhesive putty, scotch tape or any other wall damaging material are NOT permitted for decorating purposes. Painter's tape may be used for wall hangings and decorations. Any strings used to tie piñatas or decorations to a post must be removed entirely.
12. No wet bathing suits are permitted in the Activity Room.
13. I understand that I am responsible for any damage or change in the condition of the facility, including restrooms, caused by my Guests or event. I also agree to be responsible for the conduct of my Guests.
14. I agree to give notice of cancellation at least 5 business days in advance of the event or my rental fee may be forfeited.
15. I understand failure to uphold any portion of this agreement may result in the forfeit of my deposit, as well as any costs incurred in excess of the deposit amount. Furthermore, I understand I may lose privileges if the Rules (defined below) are not followed.
16. I understand that the reservation of the Activity Room does not include: (i) for Members, exclusive use of any of the District's other amenity facilities (e.g., pool; basketball court; tennis court) during the rental period; or (ii) for Non-Members, access to any of the District's other amenity facilities (e.g., pool; basketball court; tennis court) during the rental period. Except for the Activity Room, other Members are permitted full use of the District amenities during any such rental period. Inability to use the Activity Room due to inclement weather, maintenance, capacity restrictions, or other reasons will NOT result in the return of rental fee (as applicable), except as may be determined in the sole discretion of the Amenity Manager and/or the Board. I additionally understand in such a situation I WILL NOT be permitted to use the [Pool Pavilion or Picnic Pavilion] as an alternative space for my event.
17. LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT SUPPORTS A NO ALCOHOL POLICY.
18. I acknowledge and agree that myself, my Household, and my Guests are required to adhere to all District policies, rules, and regulations, as currently in effect and as may be amended from time to time (collectively, "Rules"), including but not limited to the rules listed herein ("Agreement Rules") and the District's Recreational Facilities and Parking Rules & Regulations ("Amenity Policy"). Failure to comply with such Rules may result in the forfeiture of the deposit. A copy of the Amenity Policy can be found on the District's website or requested from District staff.

**I HAVE FULLY READ AND UNDERSTAND ALL OF THE AGREEMENT RULES CONCERNING MY FACILITY RENTAL AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT AND ACKNOWLEDGE THAT REFUSAL TO FOLLOW THESE RULES WILL RESULT IN GUESTS BEING ASKED TO LEAVE THE FACILITIES, CANCELLATION OF THE RESERVATION, AND/OR FOREFEITURE OF MY DEPOSIT.**

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

Member Signature

\_\_\_\_\_ Date: \_\_\_\_\_  
CDD Representative

<sup>1</sup>Terms used herein are defined in the District's Amenity Policy (hereinafter defined), which include the following terms: Member shall mean Residents, Tenets, and/or Annual Passholders.

<sup>2</sup>Non-Member shall mean any person who is not a member.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")

PICNIC PAVILION RENTAL AGREEMENT

(40 Person Capacity)

Today's Date: \_\_\_\_\_ Date reserved: \_\_\_\_\_ Type of Event: \_\_\_\_\_

Number of Guests: \_\_\_\_\_

Time Reserved: \_\_\_\_\_ to \_\_\_\_\_

o Facility Access Card Required (Non-Member coordinate access with Amenity Management)

o **Member**<sup>1</sup>: Up to five (5) hours and \$300 Deposit

o **Non-Member**<sup>2</sup>: Up to five (5) hours and \$600 Deposit

Name: \_\_\_\_\_ LLR Member? Yes or No

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Security Deposit:** Date Received: \_\_\_\_\_ Amount \$ \_\_\_\_\_ Check # \_\_\_\_\_

If entitled to a full refund, security deposit checks will be kept for a maximum of 30 days post-event, then shredded if not picked up.

I, \_\_\_\_\_, understand the use of the Picnic Pavilion is my responsibility and agree to the terms and conditions stated below.

1. Reserved times include set up and clean up time.
2. Please DO NOT arrive earlier than the specified reservation time.
3. Check-in / Check-out is required with on-site personnel.
4. Person reserving the Picnic Pavilion MUST be present for the entire event and, if a Member, supply amenity access card to allow their Guests access to the picnic pavilion area.
5. All Guests and minors must always be supervised.
6. The Picnic Pavilion shall be left in the same condition it was prior to the event, which includes but not limited to:
  - a. All garbage generated is removed from the premises and may be placed in the District's dumpster. The District will provide garbage bags for replacement in garbage containers.
  - b. Remove all displays, favors, helium balloons, and remnants of the event.
  - c. Wipe off tables. Renter to supply own cleaning products to wipe off tables.

<sup>1</sup>Terms used herein are defined in the District's Amenity Policy (hereinafter defined), which include the following terms: Member shall mean Residents, Tenets, and/or Annual Passholders.

<sup>2</sup>Non-Member shall mean any person who is not a member.

7. Renter must supply all party products. This includes plates, napkins, cups, etc.
8. No glitter, confetti, bird seed, rice or silly string is allowed.
9. No bounce-houses/other inflatables, smoke machines, or animals permitted.
10. Lit decorative candles are not permitted. Simple Birthday cake candles may be used but promptly distinguished (no sparklers or relighting candles).
11. Tacks or any other wall damaging material are NOT permitted for decorating purposes. Painter's tape may be used for wall hangings and decorations. Nothing may be hung from a ceiling fan. Any strings used to tie balloons, piñatas or decorations to a post must be removed entirely.
12. I understand that I am responsible for any damage or change in the condition of the facility, including restrooms, caused by my Guests or event. I also agree to be responsible for the conduct of my Guests.
13. I agree to give notice of cancellation at least 5 business days in advance of the event or a portion of my security deposit may be forfeited.
14. I understand failure to uphold any portion of this agreement may result in the forfeit of my deposit, as well as any costs incurred in excess of the deposit amount. Furthermore, I understand I may lose privileges if the Rules (defined below) are not followed.
15. I understand that the reservation of the Picnic Pavilion does not include: (i) for Members, exclusive use of any of the District's other amenity facilities (e.g., pool; basketball court; tennis court) during the rental period; or (ii) for Non-Members, access to any of the District's other amenity facilities (e.g., pool; basketball court; tennis court) during the rental period. Except for the Picnic Pavilion, other Members are permitted full use of the District amenities during any such rental period. Inability to use the Picnic Pavilion due to inclement weather, maintenance, capacity restrictions, or other reasons will NOT result in the return of rental fee (as applicable), except as may be determined in the sole discretion of the Amenity Manager and/or the Board. I additionally understand in such a situation I WILL NOT be permitted to use the [Pool Pavilion or Activity Room] as an alternative space for my event.
16. LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT SUPPORTS A NO ALCOHOL POLICY.
17. I acknowledge and agree that myself, my Household, and my Guests are required to adhere to all District policies, rules, and regulations, as currently in effect and as may be amended from time to time (collectively, "Rules"), including but not limited to the rules listed herein ("Agreement Rules") and the District's Recreational Facilities and Parking Rules & Regulations ("Amenity Policy"). Failure to comply with such Rules may result in the forfeiture of the deposit. A copy of the Amenity Policy can be found on the District's website or requested from District staff.

**I HAVE FULLY READ AND UNDERSTAND ALL OF THE AGREEMENT RULES CONCERNING MY FACILITY RENTAL AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT AND ACKNOWLEDGE THAT REFUSAL TO FOLLOW THESE RULES WILL RESULT IN GUESTS BEING ASKED TO LEAVE THE FACILITIES, CANCELLATION OF THE RESERVATION, AND/OR FOREFEITURE OF MY DEPOSIT.**

\_\_\_\_\_ Date: \_\_\_\_\_  
Member Signature

\_\_\_\_\_ Date: \_\_\_\_\_  
CDD Representative

<sup>1</sup>Terms used herein are defined in the District's Amenity Policy (hereinafter defined), which include the following terms: Member shall mean Residents, Tenets, and/or Annual Passholders.

<sup>2</sup>Non-Member shall mean any person who is not a member.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")

POOL PAVILION RENTAL AGREEMENT

(12 Person Capacity)

Today's Date: \_\_\_\_\_ Date reserved: \_\_\_\_\_

Type of Event: \_\_\_\_\_ Number of Guests: \_\_\_\_\_

Time Reserved: \_\_\_\_\_ to \_\_\_\_\_

o Facility Access Card Required

o Up to five (5) hours: \$60.00 Rental Fee and \$300 Deposit

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

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Alternate Phone \_\_\_\_\_

Email Address: \_\_\_\_\_

**Security Deposit:** Date Received: \_\_\_\_\_ Amount \$ \_\_\_\_\_ Check # \_\_\_\_\_

If entitled to a full refund, security deposit checks will be kept for a maximum of 30 days post-event, then shredded if not picked up.

**Room Rental Fee:** Date Received: \_\_\_\_\_ Amount \$ \_\_\_\_\_ Check # \_\_\_\_\_

I, \_\_\_\_\_, understand the use of the Pool Pavilion is my responsibility and agree to the terms and conditions stated below.

1. Only Members<sup>1</sup> may reserve the pool pavilion area.
2. Reserved times include set up and clean up time.
3. Please DO NOT arrive earlier than the specified reservation time.
4. Check-in / Check-out is required with on-site personnel.
5. Person reserving the Pool Pavilion MUST be present for the entire event and, the Member, supply amenity access card to allow their guests access to the pool area.
6. All Guests and minors must always be supervised.
7. The Pool Pavilion shall be left in the same condition it was prior to the event, which includes but is not limited to:
  - a) All garbage generated is removed from the premises and may be placed in the District's dumpster. The District will provide garbage bags for replacement in garbage containers.
  - b) Remove all displays, favors, and remnants of the event.
  - c) Wipe off tables, chairs (as needed). Renter to supply own cleaning products to wipe off tables and chairs.

<sup>1</sup>Terms used herein are defined in the District's Amenity Policy (hereinafter defined), which include the following terms: Member shall mean Residents, Tenets, and/or Annual Passholders. Non-Member shall mean any person who is not a member.

8. Renter must supply all party products. This includes plates, napkins, cups, etc.
9. No glitter, confetti, bird seed, rice or silly string is allowed.
10. No helium balloons permitted. No Exceptions.
11. No smoke machines permitted.
12. Lit decorative candles are not permitted. Simple Birthday cake candles may be used but promptly distinguished (no sparklers or relighting candles).
13. Tacks, adhesive putty, scotch tape or any other wall damaging material are NOT permitted for use for decorating purposes. Painter's tape may be used for wall hangings and decorations. Nothing may be hung from a ceiling fan. Any strings used to tie piñatas or decorations to a post must be removed entirely.
14. I understand that I am responsible for any damage or change in the condition of the facility, including restrooms, caused by my Guests or event. I also agree to be responsible for the conduct of my Guests.
15. I agree to give notice of cancellation at least 5 business days in advance of the event or my rental fee may be forfeited.
16. I understand failure to uphold any portion of this agreement may result in the forfeit of my deposit, as well as any costs incurred in excess of the deposit amount. Furthermore, I understand I may lose privileges if the Rules (defined below) are not followed.
17. I understand that the reservation of the Pool Pavilion does not include exclusive use of any of the District's other amenity facilities (e.g., pool; basketball court; tennis court) during the rental period. Except for the Pool Pavilion, other Members are permitted full use of the District's amenities, including but not limited to the pool, during any such rental period. Inability to use the Pool Pavilion due to inclement weather, maintenance, capacity restrictions, or other reasons will NOT result in the return of rental fee, except as may be determined in the sole discretion of the Amenity Manager and/or the Board. I additionally understand in such situation I WILL NOT be permitted to use the Activity Room or Picnic Pavilion as an alternative space for my event.
18. LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT SUPPORTS A NO ALCOHOL POLICY.
19. I acknowledge and agree that myself, my Household, and my Guests are required to adhere to all District policies, rules, and regulations, as currently in effect and as may be amended from time to time (collectively, "Rules"), including but not limited to the rules listed herein ("Agreement Rules") and the District's Recreational Facilities and Parking Rules & Regulations ("Amenity Policy"). Failure to comply with such Rules may result in the forfeiture of the deposit. A copy of the Amenity Policy can be found on the District's website or requested from District staff.

**I HAVE FULLY READ AND UNDERSTAND ALL OF THE AGREEMENT RULES CONCERNING MY FACILITY RESERVATION AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT AND ACKNOWLEDGE THAT REFUSAL TO FOLLOW THESE RULES WILL RESULT IN GUESTS BEING ASKED TO LEAVE THE FACILITIES, CANCELLATION OF THE RESERVATION, AND/OR FOREFEITURE OF MY DEPOSIT.**

\_\_\_\_\_  
Member Signature

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

\_\_\_\_\_  
CDD Representative

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

<sup>1</sup>Terms used herein are defined in the District's Amenity Policy (hereinafter defined), which include the following terms: Member shall mean Residents, Tenets, and/or Annual Passholders. Non-Member shall mean any person who is not a member.