



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

Advanced Meeting Package

Regular Meeting

***Thursday
May 2, 2024
6:00 p.m.***

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

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

Long Lake Ranch Community Development District

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

Board of Supervisors
Long Lake Ranch Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District is scheduled for **Thursday, May 2, 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-398 or bjeskewich@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Barry Jeskewich

Barry Jeskewich
District Manager

Long Lake Ranch Community Development District

Meeting Date: Thursday, May 2, 2024 Call-in Number: +1 904-348-0776
Time: 6:00 PM Meeting ID: 766 858 449#
Location: Long Lake Ranch Call-in Link: [Teams Link](#)
Amenity Center, 19037
Long Lake Ranch Blvd.,
Lutz, FL 33558

Revised Agenda

- I. Call to Order/ Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – (*limited to 3 minutes per individual for agenda items*)
- IV. Supervisors' Comments**
- V. Presentation of Proof of Publication(s)** [Exhibit 1](#)
- VI. Staff Reports**
 - A. Landscaping & Irrigation
 - 1. RedTree – Verbal
 - 2. RedTree Proposals (if any)
 - B. Aquatic Services
 - 1. Presentation of Aquatics Treatment Report [Exhibit 2](#)
 - C. District Engineer
 - D. District Counsel
 - E. Clubhouse Manager
 - 1. Presentation of Clubhouse Manager Report – *To Be Distributed*
 - F. District Manager
- VII. Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on April 4, 2024 [Exhibit 3](#)
 - B. Consideration for Approval – The Minutes of the Board of Audit Committee Meeting Held on April 4, 2024 [Exhibit 4](#)
 - C. Consideration for Acceptance – The March 2024 Unaudited Financial Statements [Exhibit 5](#)
 - D. Consideration for Acceptance – The March 2024 Operations & Maintenance Expenditures [Exhibit 6](#)
- VIII. Business Items**
 - A. Presentation of Pasco County Number of Qualified Electors – F.S. 190.006 – 1,462 [Exhibit 7](#)

VIII. Business Items – continued

- B. Reminder of Form 1’s Due Date: July 1st
- C. Reminder of Qualifying Period & Seats Up for Election – Mon., June 10th – Fri., June 14th
 - 1. Seat #1
 - 2. Seat #2
 - 3. Seat #3
- D. Consideration & Adoption of **Resolution 2024-06**, Approving Proposed FY25 Budget & Setting PH [Exhibit 8](#)
- E. Consideration of BreezeHomes District Management Services Agreement [Exhibit 9](#)
- F. Consideration of BreezeHomes Amenity Management Services Agreement [Exhibit 10](#)
- G. Consideration & Adoption of **Resolution 2024-07**, Designating Primary Administrative Office & Local Records Office [Exhibit 11](#)
- H. Consideration & Adoption of **Resolution 2024-08**, Designating Public Depository; Authorizing Officers to Execute [Exhibit 12](#)
- I. Consideration & Adoption of **Resolution 2024-09**, Dissemination Agent [Exhibit 13](#)
- J. Consideration & Adoption of **Resolution 2024-10**, Designating Officers [Exhibit 14](#)
- K. Consideration of Pool Cleaning Services Proposal Options
 - 1. GPS Pools [Exhibit 15](#)
 - 2. Cooper Pools [Exhibit 16](#)
- L. Consideration of Fencing Life LLC Proposal Options
 - 1. 6’ White Vinyl [Exhibit 17](#)
 - 2. 6’ Tan Vinyl [Exhibit 18](#)
- M. Consideration of APD Foundation Specialists Sidewalk Repair Proposal [Exhibit 19](#)

IX. Supervisors’ Requests

X. Audience Comments – New Business

XI. Next Meeting Quorum Check: June 6th, 6:00 PM

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

XII. Adjournment

EXHIBIT 1

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the “**District**”) will be held on Thursday, May 2, 2024s, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

Long Lake Ranch Community Development District
Kyle Darin, District Manager
(321) 263-0132, Ext. 742

Publication date:

EXHIBIT 2



GHS Environmental
 PO Box 55802
 St. Petersburg, FL 33732-5802
 727-432-2820

Project: Long Lake Ranch
 No. of Ponds: 26 (See Map On File)

Actions Required At Time of Inspection

- G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)
- A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)
- F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)
- S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)
- L = Treated Lilies (ie fragrant waterlily, spatterdock)
- T = Trash/debris removed
- S = Structure Maintenance
- M = Mowing/Brushcutting
- * = See Note

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
1/8/2024						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.
4/2/2024																											Field check pond conditions. Check in with D. Ruhlig.
4/11/2024	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.
4/24/2024											G	G	G														Prepared and submitted monthly log.

EXHIBIT 3

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community
5 Development District was held on Thursday, April 4, 2024 at 6:15 p.m. at the Long Lake Amenity Center,
6 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

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

8 Ms. Viera called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Bill Pellán	Board Supervisor, Chairman
11 George Smith	Board Supervisor, Assistant Secretary
12 John Twomey	Board Supervisor, Assistant Secretary
13 Darrell Thompson	Board Supervisor, Assistant Secretary

14 Also, present were:

15 Sydney Viera	District Manager, Vesta District Services
16 Sarah Sandy (<i>via phone</i>)	District Counsel, Kutak Rock LLP
17 John Burkett	RedTree Landscaping
18 Doug Ruhlig	Community Manager
19 Will Butler	American Power Washing

20
21 *The following is a summary of the discussions and actions taken at the April 4, 2024 Long Lake Ranch*
22 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
23 *request by emailing PublicRecords@vestapropertyservices.com.*

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

25 This was not done.

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

28 A resident asked where the District was on receiving assessment payments from residents.
29 Discussion ensued regarding O&M expenditures, and the Safety Swim program legal fees.

30 A resident asked for an update regarding their suggestion regarding the electrical outlets in the
31 clubhouse. Discussion ensued.

32 Supervisor Pellán noted the division between the CDD and the HOA. Discussion ensued regarding
33 storage situations for both entities.

34 **FOURTH ORDER OF BUSINESS – Supervisor Comments**

35 There being none, the next item followed.

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

37 **SIXTH ORDER OF BUSINESS – Staff Reports**

38 A. Landscaping & Irrigation

39 1. Red Tree Report

40 Mr. Burkett gave an update on the landscaping and irrigation work. Discussion ensued.

- 41 2. Exhibit 2: Red Tree Proposals (if any)
- 42 a. Irrigation Zone Installations
- 43 This item was not considered and was tabled until further notice.
- 44 Discussion ensued regarding the following landscape proposals.
- 45 b. Pool Equipment Planting
- 46 This item was not approved and tabled indefinitely.
- 47 c. Pool Fence Line Planting

48 On a MOTION by Mr. Smith, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board approved
49 the RedTree Pool Fence Line Planting proposal, in the amount of \$2,250.00, for the Long Lake Ranch
50 Community Development District.

51 **This item was not originally on the agenda.**

52 Consideration of American Power Washing Pressure Washing Proposal

53 Mr. Butler presented a proposal for a multi-year pressure washing service for the District.
54 Discussion ensued.

55 On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved
56 the American Power Washing Pressure Washing Proposal for 100% of the CDD sidewalk, curbs, and
57 monuments, at a not-to-exceed of \$30,000.00 per year for the next three years, for the Long Lake Ranch
58 Community Development District.

59 Discussion ensued regarding District owned property and where residents were allowed to go
60 within said District owned property.

61 B. Aquatic Services

- 62 1. Exhibit 3: Presentation of Aquatics Treatment Report

63 There being no comments, questions, or concerns, the next item followed.

64 C. District Engineer

65 The District Engineer was not present.

66 D. District Counsel

- 67 1. Exhibit 4: Presentation of Memo Regarding RFP for District & Amenity Management

68 Ms. Sandy gave a brief overview of the memo provided to the Board. Discussion ensued.

69 Discussion ensued regarding a request from HGTV to film on District property that had
70 been previously submitted.

71 Supervisor Twomey asked about the link for the ethics class. Discussion ensued.

72 E. Clubhouse Manager

- 73 1. Presentation of Clubhouse Manager Report

79 Mr. Ruhlig answered questions from the Board. Discussion ensued regarding proper clean-
80 up after an event as well as regular day-to-day cleaning and staffing for the District.

81 F. District Manager

82 **SEVENTH ORDER OF BUSINESS – Consent Agenda**

83 A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
84 Held March 7, 2024

85 On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved
86 the Minutes of the Board of Supervisors Regular Meeting Held March 7, 2024, for the Long Lake Ranch
87 Community Development District.

88 B. Exhibit 6: Consideration for Acceptance – The February 2024 Unaudited Financial Report

89 Discussion ensued regarding discrepancies within the financials, as well as projects that had yet to
90 be completed.

91 Discussion ensued regarding certain expectations of the District Manager and the possible bill
92 payment process.

93 This item was tabled until further notice.

94 C. Exhibit 7: Consideration for Acceptance – The February 2024 Operations & Maintenance
95 Expenditures

96 Discussion ensued regarding specific invoices.

97 On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board accepted
98 the February 2024 Operations & Maintenance Expenditures, for the Long Lake Ranch Community
99 Development District.

100 **EIGHTH ORDER OF BUSINESS – Business Items**

101 A. Consideration of Audit Committee’s Recommendation for Auditor

102 B. Exhibit 8: Consideration & Adoption of **Resolution 2024-05**, Setting PH for Amenity Facility
103 Rules

104 Ms. Sandy provided a brief overview. Discussion ensued regarding specifics of how the towing
105 would work, fishing policies, as well as making further changes to the policies up to the time of the
106 public hearing.

107 This item was tabled until further discussion was had on when to set the public hearing date.

108 1. Exhibit 9: Presentation of Memo Regarding Amenity Rule Parking Updates

109 **NINTH ORDER OF BUSINESS – Supervisors Requests**

110 Mr. Pellan noted the sign for the garden that had been donated was showing wear and tear from
111 weathering, and asked if the Board would prefer to take it down or replace it with a more durable
112 sign. Discussion ensued.

113 Mr. Thompson noted parking lot lights that had not been fixed, commented on the broken fence
114 that was put up by the County, and volunteer cleanup around the community. Discussion ensued.

115 **TENTH ORDER OF BUSINESS – Audience Comments – New Business**

116 There being none, the next item followed.

117 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: May 2, 6:00 PM**

118 All 4 Supervisors in attendance indicated that they would be able to attend the next meeting,
119 scheduled for May 2, in person, constituting a quorum. Supervisor Clawson was not present to
120 indicate as such.

121 **TWELFTH ORDER OF BUSINESS – Adjournment**

122 Ms. Viera asked for final questions, comments, or corrections before requesting a motion to adjourn
123 the meeting. There being none, Mr. Pellan made a motion to adjourn the meeting.

124 On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board adjourned
125 the meeting at 9:00 p.m. for the Long Lake Ranch Community Development District.

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

129 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
130 **meeting held on May 2, 2024.**

131
132
133
134

Signature

Signature

135

Printed Name

Printed Name

136 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 4

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Audit Committee Meeting of the Board of Supervisors of the Long Lake Ranch Community
5 Development District was held on Thursday, April 4, 2024 at 6:06 p.m. at the Long Lake Amenity Center,
6 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

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

8 Ms. Viera called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Bill Pellan	Board Supervisor, Chairman
11 George Smith	Board Supervisor, Assistant Secretary
12 John Twomey	Board Supervisor, Assistant Secretary
13 Darrell Thompson	Board Supervisor, Assistant Secretary

14 Also, present were:

15 Sydney Viera	District Manager, Vesta District Services
16 Sarah Sandy (<i>via phone</i>)	District Counsel, Kutak Rock LLP
17 John Burkett	RedTree Landscaping
18 Doug Ruhlig	Community Manager

19
20 *The following is a summary of the discussions and actions taken at the April 4, 2024 Long Lake Ranch*
21 *CDD Board of Supervisors Audit Committee Meeting. Audio for this meeting is available upon public*
22 *records request by emailing PublicRecords@vestapropertyservices.com.*

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

25 There being none, the next item followed.

26 **THIRD ORDER OF BUSINESS – Business Items**

27 A. Exhibit 1: Consideration for Approval – The Minutes of the Audit Committee Meeting Held March
28 7, 2024

29 On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved
30 the Minutes of the Audit Committee Meeting Held March 7, 2024, for the Long Lake Ranch Community
31 Development District.

32 B. Exhibit 2: Presentation of Current Auditor Contract - DiBartolomeo

33 C. Ranking of Audit Proposals

34 Discussion ensued regarding the scoring

- 35 1. Exhibit 3: Summary & Criteria Evaluation
- 36 2. Exhibit 4: Berger, Toombs, Elam, Gaines & Frank
37 Consensus ranking of 100 points.
- 38 3. Exhibit 5: DiBartolomeo, McBee, Hartley & Barnes, P.A.
39 Consensus ranking of 99 points.

40 4. Exhibit 6: Grau & Associates
41 Consensus ranking of 98 points.

42 D. Audit Committees Recommendations for Auditor Services

43 On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved
44 the Berger, Toombs, Elam, Gaines & Frank auditor proposal, for the Long Lake Ranch Community
45 Development District.

46 **FOURTH ORDER OF BUSINESS – Adjournment**

47 Ms. Viera asked for final questions, comments, or corrections before requesting a motion to adjourn
48 the meeting. There being none, Mr. Pellan made a motion to adjourn the meeting.

49 On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board adjourned
50 the meeting at 6:15 p.m. for the Long Lake Ranch Community Development District.

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

54 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
55 **meeting held on May 2, 2024.**

56
57
58

Signature

Signature

59

Printed Name

Printed Name

60 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 5

Long Lake Ranch
Community Development District

Financial Statements
(Unaudited)

Preliminary

March 31, 2024

Long Lake Ranch CDD
Balance Sheet
March 31, 2024

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Debt Service 2014</u>	<u>Debt Service 2015</u>	<u>Debt Service 2016</u>	<u>TOTAL</u>
1 ASSETS						
2 OPERATING ACCOUNT - BU	\$ 470,682	\$ -	\$ -	\$ -	\$ -	\$ 470,682
3 MONEY MARKET ACCOUNT - BU	-	2,276,417	-	-	-	2,276,417
4 RESERVE ACCOUNT - BU	-	93,910	-	-	-	93,910
5 TRUST ACCOUNTS:						-
6 REVENUE FUND	-	-	404,310	258,215	209,073	871,598
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	26,140	6,470	6,874	5,088	4,138	48,710
11 DUE FROM OTHER FUNDS	-	516,426	9,444	6,990	5,685	538,545
12 PREPAID EXPENSES	28,369	-	-	-	-	28,369
13 DEPOSITS	49,570	-	-	-	-	49,570
14 TOTAL ASSETS	\$ 575,560	\$ 2,893,222	\$ 739,378	\$ 388,263	\$ 317,053	\$ 4,913,477
15 LIABILITIES						
16 ACCOUNTS PAYABLE	\$ 144,685	\$ -	\$ -	\$ -	\$ -	\$ 144,685
17 SALES TAX	-	-	-	-	-	-
18 ACCRUED EXPENSES	1,094	-	-	-	-	1,094
19 DEFERRED REVENUE - ON-ROLL	26,140	6,470	6,874	5,088	4,138	48,710
20 DUE TO OTHER FUNDS	538,545	-	-	-	-	538,545
21 TOTAL LIABILITIES	710,464	6,470	6,874	5,088	4,138	733,034
22 FUND BALANCE						
23 NONSPENDABLE						
24 PREPAID & DEPOSITS	77,939	-	-	-	-	77,939
26 CAPITAL RESERVES	-	972,956	-	-	-	972,956
25 3-MONTH OPERATING CAPITAL	303,029	75,000	-	-	-	378,029
27 UNASSIGNED	(515,871)	1,838,797	732,504	383,174	312,915	2,751,520
28 TOTAL FUND BALANCE	(134,904)	2,886,753	732,504	383,174	312,915	4,180,443
29 TOTAL LIABILITIES & FUND BALANCE	\$ 575,560	\$ 2,893,222	\$ 739,378	\$ 388,263	\$ 317,053	\$ 4,913,477

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to March 31, 2024

	<u>FY 2024</u>	<u>FY 2024</u>	<u>FY 2024</u>	<u>FY 2024</u>	<u>FY 2024</u>	<u>FY 2024</u>	<u>FY 2024</u>	<u>FY 2024</u>	<u>FY 2024</u>	<u>VARIANCE</u>	<u>% Actual</u>
	<u>Month of</u>	<u>Month of</u>	<u>Month of</u>	<u>Month of</u>	<u>Month of</u>	<u>Month of</u>	<u>Month of</u>	<u>Total Actual</u>	<u>Amended</u>	<u>Over (Under)</u>	<u>YTD /</u>
	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>Year-to-Date</u>	<u>Budget</u>	<u>to Budget</u>	<u>FY Budget</u>	
1 REVENUE											
2 ASSESSMENTS LEVIED											
3 ASSESSMENTS LEVIED (NET ON-ROLL)	\$ -	\$ 149,575	\$ 1,000,489	\$ 12,760	\$ 16,011	\$ 7,142	\$ 1,185,976	\$ 1,289,485	\$ (103,509)	92%	
4 EARLY PAYMENT DISCOUNT	-	-	-	-	-	-	-	(51,579)	51,579	0%	
5 ADDITIONAL REVENUE											
6 TENNIS	120	120	120	120	-	360	840	-	840		
7 ROOM RENTALS	60	240	60	-	-	60	420	-	420		
8 INTEREST	-	-	-	-	-	-	-	-	-		
9 ADVERTISEMENT RENTAL	800	800	800	800	800	800	4,800	-	4,800		
10 MISC. REVENUE	-	38	50	25	-	50	163	-	163		
11 FUND BALANCE FORWARD (removed)	-	-	-	-	-	-	-	-	-		
12 TOTAL REVENUE	\$ 980	\$ 150,772	\$ 1,001,519	\$ 13,705	\$ 16,811	\$ 8,412	\$ 1,192,199	\$ 1,237,906	\$ (45,707)	96%	
13 EXPENDITURES											
14 ADMINISTRATIVE											
15 SUPERVISORS - REGULAR MEETINGS	\$ 600	\$ 600	\$ 600	\$ 400	\$ 600	\$ 400	\$ 3,200	\$ 9,600	\$ (6,400)	33%	
16 SUPERVISORS - WORKSHOPS	-	-	-	-	-	-	-	800	(800)	0%	
17 PAYROLL TAXES (BOS)	46	46	46	31	46	31	245	734	(490)	33%	
18 PAYROLL SERVICES FEES	50	50	50	50	50	50	300	600	(300)	50%	
19 DISTRICT MANAGEMENT	1,667	1,667	1,667	1,667	1,667	1,667	10,000	20,000	(10,000)	50%	
20 ADMINISTRATIVE	917	917	917	917	917	917	5,500	11,000	(5,500)	50%	
21 ACCOUNTING	917	917	917	917	917	917	5,500	11,000	(5,500)	50%	
22 ASSESSMENT ROLL PREPARATION	417	417	417	417	417	417	2,500	5,000	(2,500)	50%	
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	81	606	1,500	(894)	40%	
33 WEBSITE HOSTING	1,579	42	-	-	135	-	1,673	1,600	73	105%	
34 TOTAL ADMINISTRATIVE	17,217	8,243	11,160	8,020	7,183	4,478	56,220	137,610	(81,391)	41%	
35 INSURANCE											
36 GENERAL LIABILITY/PROPERTY INSURANCE	29,610	-	-	-	-	-	29,610	27,154	2,456	109%	
37 TOTAL INSURANCE	29,610	-	-	-	-	-	29,610	27,154	2,456	109%	

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to March 31, 2024

	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	VARIANCE	% Actual
	Month of	Month of	Month of	Month of	Month of	Month of	Total Actual	Amended	Over (Under)	YTD /
	October	November	December	January	February	March	Year-to-Date	Budget	to Budget	FY Budget
38 UTILITIES										
39 UTILITIES - ELECTRICITY	-	4,628	5,347	3,662	3,022	3,738	20,397	60,000	(39,603)	34%
40 UTILITIES - STREETLIGHTS	174	8,286	8,309	1,752	14,526	8,275	41,321	115,000	(73,679)	36%
41 UTILITIES - WATER/SEWER	1,452	1,368	1,696	1,990	737	3,099	10,341	11,000	(659)	94%
42 UTILITIES - SOLID WASTE ASSESSMENT	-	815	-	-	-	-	815	1,500	(685)	54%
43 UTILITIES - SOLID WASTE REMOVAL	103	103	102	102	102	101	612	2,500	(1,888)	24%
44 TOTAL UTILITIES	1,729	15,199	15,453	7,506	18,386	15,213	73,486	190,000	(116,514)	39%
45 SECURITY										
46 SECURITY REPAIRS & MAINTENANCE	125	-	694	44	-	26	1,034	7,500	(6,466)	14%
47 TOTAL SECURITY	125	-	694	44	-	26	1,034	7,500	(6,466)	14%
48 COMMUNITY MAINTENANCE										
49 FIELD SERVICES	421	421	338	421	421	421	2,526	5,051	(2,525)	50%
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	-	2,460	12,300	29,520	(17,220)	42%
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	-	-	-	-	-	-	2,460	20,000	(17,540)	12%
56 ENTRY & WALLS MAINTENANCE	-	-	-	-	-	-	-	5,500	(5,500)	0%
57 LANDSCAPE MAINTENANCE - CONTRACT	13,675	13,675	13,675	13,675	13,675	13,675	82,050	172,305	(90,255)	48%
58 LANDSCAPE REPLACEMENT MULCH	-	-	-	-	56,125	-	56,125	70,000	(13,875)	80%
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	5,000	-	9,661	12,000	(2,339)	81%
64 DECORATIVE LIGHT MAINTENANCE	4,500	4,500	-	-	-	-	9,000	9,050	(50)	99%
65 PRESSURE WASHING	-	-	-	500	-	10	510	35,000	(34,490)	1%
66 VOLUNTEER SUPPLIES	-	-	-	-	-	-	-	2,000	(2,000)	0%
67 FIELD CONTINGENCY	150	-	(1,833)	28	-	-	(1,130)	40,000	(41,130)	-3%
68 TOTAL PHYSICAL ENVIRONMENT	33,213	38,178	14,979	18,309	75,221	16,566	199,535	515,876	(316,341)	39%

Long Lake Ranch CDD

General Fund

Statement of Revenue, Expenditures, and Changes in Fund Balance

For the period from October 1, 2023 to March 31, 2024

	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	VARIANCE	% Actual
	Month of	Month of	Month of	Month of	Month of	Month of	Total Actual	Amended	Over (Under)	YTD /
	October	November	December	January	February	March	Year-to-Date	Budget	to Budget	FY Budget
69 ROAD & STREET FACILITIES										
70 SIDEWALK REPAIR & MAINTENANCE		-	-	-	-	-	294	1,000	(706)	29%
71 ROADWAY REPAIR & MAINTENANCE		-	-	-	-	-	-	1,000	(1,000)	0%
72 SIGNAGE REPAIR & REPLACEMENT		-	46	22	4,700	-	4,768	5,000	(232)	95%
73 TOTAL ROAD & STREET FACILITIES		-	46	22	4,700	-	5,062	7,000	(1,938)	72%
74 AMENITY MAINTENANCE										
75 CLUBHOUSE MANAGEMENT	9,623	8,591	8,857	10,347	6,355	194	43,967	129,857	(85,890)	34%
76 POOL MAINTENANCE - CONTRACT	2,315	2,315	950	950	950	-	6,530	28,608	(22,078)	23%
77 DOG WASTE STATION SUPPLIES	134	-	-	-	-	-	314	5,460	(5,146)	6%
78 AMENITY MAINTENANCE & REPAIR	198	494	1,130	629	-	394	2,945	21,000	(18,055)	14%
79 OFFICE SUPPLIES	57	109	-	-	-	75	665	1,200	(535)	55%
80 FURNITURE REPAIR/REPLACEMENT	-	-	-	-	-	-	420	1,750	(1,330)	24%
81 POOL REPAIRS	257	-	694	9,196	56,943	-	67,089	2,000	65,089	3354%
82 POOL PERMITS	-	-	-	-	-	-	-	1,000	(1,000)	0%
83 COMMUNICATIONS (TEL, FAX, INTERNET)	322	322	322	322	322	336	1,946	5,000	(3,054)	39%
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	152	-	694	6,600	(5,906)	11%
87 PEST CONTROL	-	300	-	-	-	-	600	2,460	(1,860)	24%
88 CLUBHOUSE JANITORIAL SUPPLIES	-	-	48	240	-	190	478	3,000	(2,522)	16%
89 TOTAL PARKS AND RECREATION	13,102	12,178	12,201	21,842	64,722	1,189	125,708	210,935	(85,227)	60%
90 PROJECT BUDGET										
91 CAPITAL IMPROVEMENT PLAN	3,531	-	(1,633)	-	-	-	1,898	116,042	(114,144)	2%
92 TOTAL PROJECT BUDGET	3,531	-	(1,633)	-	-	-	1,898	116,042	(114,144)	2%
93 TOTAL EXPENDITURES	98,527	73,798	52,900	55,744	170,213	\$ 37,473	492,552.03	1,212,116	(719,564)	41%
94 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(97,547)	76,974	948,618	(42,039)	(153,401)	(29,061)	699,647	25,790	673,857	
95 OTHER FINANCING SOURCES & USES										
96 COUNTY COLLECTION COSTS	-	-	-	-	-	-	-	(25,790)	25,790	
97 TRANSFERS IN	-	-	-	-	-	-	-	-	-	
98 TRANSFERS OUT	-	-	-	(1,300,000)	-	-	(1,300,000)	-	(1,300,000)	
99 TOTAL OTHER FINANCING RESOURCES & USES	-	-	-	(1,300,000)	-	-	(1,300,000)	(25,790)	(1,274,210)	
100 FUND BALANCE - BEGINNING - UNAUDITED							465,450	472,887	(7,438)	
NET CHANGE IN FUND BALANCE	(97,547)	76,974	948,618				(600,353)	-	(600,353)	
FUND BALANCE - ENDING - PROJECTED			\$ -				\$ (134,904)	\$ 472,887	(607,791)	

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 March 31, 2024

	FY 2024 Amended Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 319,149	\$ 293,530	
3 EARLY PAYMENT DISCOUNT	(12,766)	-	\$ 306,383
4 INTEREST & MISCELLANEOUS	-	40,118	40,118
5 TOTAL REVENUE	306,383	333,648	27,265
6 EXPENDITURES			
7 CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-
8 CONTINGENCY	-	-	-
9 TOTAL EXPENDITURES	-	-	-
10 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	306,383	333,648	27,265
11 OTHER FINANCING SOURCES & USES			
12 COUNTY COLLECTION COSTS	(6,383)	-	
13 TRANSFERS IN	-	1,300,000	
14 TRANSFERS OUT	-	-	
15 TOTAL OTHER FINANCING SOURCES & USES	(6,383)	1,300,000	1,306,383
16 FUND BALANCE - BEGINNING	1,078,957	1,253,105	174,148
17 NET CHANGE IN FUND BALANCE	300,000	1,633,648	1,333,648
18 FUND BALANCE - ENDING	\$ 1,378,957	\$ 2,886,753	\$ 1,507,796
19 ANALYSIS OF FUND BALANCE			
20 ASSIGNED			
21 FUTURE CAPITAL IMPROVEMENTS	972,956	972,956	
22 WORKING CAPITAL	75,000	75,000	
23 UNASSIGNED	331,001	1,838,797	
24 FUND BALANCE - ENDING	\$ 1,378,957	\$ 2,886,753	

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 March 31, 2024

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 318,750	\$ 311,876	\$ (6,874)
3 INTEREST REVENUE	-	12,408	12,408
4 MISC REVENUE	-	-	-
5 TOTAL REVENUE	318,750	324,284	5,534
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2023	-	112,781	112,781
9 May 1, 2024	113,081	-	(113,081)
10 November 1, 2024	110,550	-	(110,550)
11 PRINCIPAL RETIREMENT			
12 May 1, 2024	90,000	-	(90,000)
13 PRINCIPAL PREPAYMENT	-	-	-
14 TOTAL EXPENDITURES	313,631	112,781	(200,850)
15 EXCESS OF REVENUE OVER (UNDER) EXP.	5,119	211,503	206,384
16 OTHER FINANCING SOURCES (USES)			
17 TRANSFERS IN	-	-	-
18 TRANSFERS OUT	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
20 FUND BALANCE - BEGINNING	506,081	521,002	14,921
21 NET CHANGE IN FUND BALANCE	5,119	211,503	206,384
22 FUND BALANCE - ENDING	\$ 511,199	\$ 732,504	\$ 221,305

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 March 31, 2024

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 230,849	\$ (5,088)
3 INTEREST REVENUE	-	5,707	5,707
4 TOTAL REVENUE	235,938	236,557	619
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2023	-	86,319	86,319
8 May 1, 2024	86,319	-	(86,319)
9 November 1, 2024	84,369	-	(84,369)
10 PRINCIPAL RETIREMENT			
11 May 1, 2024	65,000	-	(65,000)
12 TOTAL EXPENDITURES	235,688	86,319	(149,369)
13 EXCESS OF REVENUE OVER (UNDER) EXP.	250	150,238	149,988
14 OTHER FINANCING SOURCES (USES)			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
18 FUND BALANCE - BEGINNING	230,628	232,937	2,309
19 NET CHANGE IN FUND BALANCE	250	150,238	149,988
20 FUND BALANCE - ENDING	\$ 230,878	\$ 383,174	\$ 152,297

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 March 31, 2024

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 191,881	\$ 187,743	\$ (4,138)
3 INTEREST REVENUE	-	4,600	4,600
4 TOTAL REVENUE	191,881	192,344	462
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2023	-	61,800	61,800
8 May 1, 2024	61,800	-	(61,800)
9 November 1, 2024	60,500	-	(60,500)
10 PRINCIPAL RETIREMENT			
11 May 1, 2024	65,000	-	(65,000)
12 PRINCIPAL PREPAYMENT	-	-	-
13 TOTAL EXPENDITURES	187,300	61,800	(125,500)
14 EXCESS OF REVENUE OVER (UNDER) EXP.	4,581	130,544	125,962
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	189,530	182,372	(7,158)
20 NET CHANGE IN FUND BALANCE	4,581	130,544	125,962
21 FUND BALANCE - ENDING	\$ 194,111	\$ 312,915	\$ 118,804

**Long Lake Ranch CDD
Check Register - FY2024**

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2023		BOY Balance				671,423.72
10/01/2023	1503	Egis Insurance & Risk Advisors	Insurance FY 10/1/23 - 10/1/24 Policy # 100123769 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: 3282408		2,460.00	638,785.22
10/02/2023	100230	Kutak Rock LLP	(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 2024.)		125.00	623,266.62
10/10/2023	100232	Innersync			1,537.50	621,729.12
10/10/2023	100233	Cooper Pools Inc.	Invoice: 7419 (Reference: Foxtail Motor Replacement.)		750.00	618,979.12
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 & Lake Waters Pl.)		765.00	577,174.78
10/24/2023	100244	Romaner Graphics			195.00	576,979.78
10/24/2023	100245	Vesta District Services	Invoice: 414275 (Reference: Billable Expenses - Sep 2023.)		17.73	576,962.05
10/31/2023	100246	DCSI, Inc " Security & Sound"	Invoice: 31298 (Reference: Reinstall pool IP camera back from service.)		125.00	576,837.05
10/31/2023	100247	Himes Electrical Service, Inc	Invoice: 23716 (Reference: Circuit Installation for Maint. Shed.)		3,531.12	573,305.93
10/31/2023		EOM Balance		180.00	98,297.79	573,305.93
11/06/2023	100248	Business Observer	Invoice: 23-01749P (Reference: Legal Advertising.)		76.56	573,229.37
11/06/2023	100249	GHS LLC	Invoice: 2023-525 (Reference: Aquatic Maintenance Program.) 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
11/06/2023	100252	Vesta Property Services	Invoice: WC0507 (Reference: Black mold treatment on Foxtail pool.)		256.50	562,212.04

Long Lake Ranch CDD Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/06/2023	100253	Cooper Pools Inc.	Invoice: 7143 (Reference: Motor.)		850.00	561,362.04
11/07/2023			Deposit	277.50		561,639.54
11/07/2023			Deposit	11,973.45		573,612.99
11/08/2023	01ACH110823	Frontier	Phone and Internet -10/15 - 11/14/23		210.94	573,402.05
11/08/2023	EFT110823	Duke Energy	000 Sunlake Blvd Lite 09/16/23-10/17/23		347.78	573,054.27
11/08/2023			Deposit	120.00		573,174.27
11/08/2023	02ACH110823	Frontier	Phone and Internet - 10/15-11/14		110.99	573,063.28
11/09/2023	100254	RedTree Landscape Systems	Invoice: 15121 (Reference: Irrigation Repairs 10.05.23.) Invoice: 15283 (Reference: Monthly G...		34,255.00	538,808.28
11/09/2023	100255	Coastal Waste & Recycling, Inc.	Invoice: SW0000434938 (Reference: Monthly Waste P/U - Nov 2023.)		2.63	538,805.65
11/09/2023	1109ACH1	Engage PEO	BOS Mtg 11/9/23		141.80	538,663.85
11/09/2023	1109ACH2	George Smith, Jr	BOS Mtg 11/9/23		184.70	538,479.15
11/09/2023	1109ACH3	Heidi Clawson	BOS Mtg 11/9/23		184.70	538,294.45
11/09/2023	36	William Pellan	BOS Mtg 11/9/23		184.70	538,109.75
11/13/2023	ACH111323	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/06/23-10/05/23		72.88	538,036.87
11/13/2023	100256	Vesta District Services	Invoice: 414390 (Reference: Monthly Mgmt. Fee.)		4,379.25	533,657.62
11/14/2023	1505	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2023/2024 Special District Fee Invoice/Update Form		175.00	533,482.62
11/14/2023	1506	Egis Insurance & Risk Advisors	Policy # WC100123769 10.01.23-10.01.24		850.00	532,632.62
11/14/2023	1507	Mike Fasano. Pasco County Tax Collector	Parcel ID 33-26-18-0030-0P200-0000, 2023 Solid Waste Assessment		96.00	532,536.62
11/14/2023	1508	Mike Fasano. Pasco County Tax Collector	Parcel ID 34-26-18-0020-00000-0P10, 2023 Solid Waste Assessment		718.81	531,817.81
11/14/2023			Deposit	105,268.80		637,086.61
11/15/2023			Deposit	7,631.00		644,717.61
11/16/2023	100257	GHS LLC	Invoice: 2023-513 (Reference: Monthly Aquatic Maint..) Invoice: 2023-526 (Reference: Wetland ...		2,610.00	642,107.61
11/16/2023			Invoice: 30835 (Reference: Fountain Motor Replacement.) Invoice: 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
11/20/2023	100260	Johnson Engineering, Inc.	Invoice: 44 (Reference: Professional Services through November 5, 2023.) Invoice: 415074 (Reference: October?23 Fees.) Invoice: 415093 (Reference: May 2023 Amenity Ma...		637.50	631,336.99
11/20/2023	100261	Vesta Property Services, Inc.	18981 Long Lake Ranch Blvd 09/19/ -10/19/23		20,377.65	610,959.34
11/20/2023	ACH112023	Pasco County Utilities Services Branch	Arbitrage Services		170.67	610,788.67
11/21/2023	1509	LLS Tax Solutions Inc.	Admin + Incidental Fees 2015 A-1 & A-2		650.00	610,138.67
11/21/2023	1510	US Bank	Deposit	91,751.60	4,040.63	606,098.04
11/21/2023						697,849.64
11/22/2023	ACH112223	BANK UNITED VISA CC	Invoice: 23-01924P (Reference: Legal Advertising.)		366.58	697,483.06
11/27/2023	100262	Business Observer	Invoice: 3311982 (Reference: General Legal Matters - thru 10.10.23.)		76.56	697,406.50
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
11/30/2023		EOM Balance		288,624.92	125,974.31	735,956.54
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
12/05/2023			Deposit	2,315.00		735,463.76
12/05/2023			Deposit	247,103.08		982,566.84

Long Lake Ranch CDD Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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 Pellan	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
12/31/2023		EOM Balance		1,876,276.16	67,485.54	2,544,747.16
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 2023.			
01/02/2024	100277	Kutak Rock LLP) 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
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

Long Lake Ranch CDD Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
01/12/2024	100278	DCSI, Inc " Security & Sound"	Invoice: 31546 (Reference: Security Repairs & Maint.) Invoice: 31541 (Reference: Security Repairs & Maint.)		694.00	557,584.80
01/12/2024	100279	GHS LLC	Invoice: 2023-622 (Reference: Monthly Aquatic Maintenance - Dec 2023.)		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
01/12/2024	100281	Vesta Property Services, Inc.	Invoice: 416268 (Reference: Monthly Clubhouse Fees - 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
01/23/2024	100286	Johnson Engineering, Inc.	Invoice: 46 (Reference: General Engineering Services - Project 20192175-000.)		382.50	528,701.45
01/23/2024	100287	RedTree Landscape Systems	Invoice: 16042 (Reference: Irrigation Repairs 12.12.23.) Invoice: 16015 (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
01/31/2024	EOM Balance			28,049.39	2,044,704.34	528,092.21
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
02/08/2024	01ACH020824	Frontier	Phone and Internet -1/15 - 2/14/24		210.98	484,825.13
02/08/2024	02ACH020824	Frontier	Phone and Internet - 01.15.24-02.14.24		110.99	484,714.14
02/09/2024			Deposit	29,835.84		514,549.98
02/12/2024	ACH021224	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 12/06/23-1/05/24		72.88	514,477.10
02/16/2024	0216ACH1	Engage PEO	BOS Mtg 2/1/24		141.80	514,335.30
02/16/2024	0216ACH2	George Smith, Jr	BOS Mtg 2/1/24		184.70	514,150.60
02/16/2024	0216ACH3	Heidi Clawson	BOS Mtg 2/1/24		184.70	513,965.90
02/16/2024	38	William Pellan	BOS Mtg 2/1/24		184.70	513,781.20
02/16/2024	1519	US Bank	Admin + Incidental Fees 2016 (12.01.23 - 11.30.24)		4,040.63	509,740.57
02/20/2024	1ACH022024	Pasco County Utilities Services Branch	0 Community Center 12/19-1/17/23		501.81	509,238.76
02/20/2024	2ACH022024	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 12/19 -1/17/24		161.89	509,076.87
02/20/2024	38791	Mattamy		3,200.00		512,276.87

**Long Lake Ranch CDD
Check Register - FY2024**

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
02/20/2024	38656	Mattamy		800.00		513,076.87
02/22/2024	ACH022224	BANK UNITED VISA CC			1,376.23	511,700.64
02/22/2024	1520	LLS Tax Solutions Inc.	Arbitrage Services		650.00	511,050.64
02/28/2024	100301	Business Observer	Invoice: 24-00212P (Reference: Legal Advertising - RFP.) Invoice: 23-00609P (Reference: Legal...		238.44	510,812.20
02/28/2024	100302	Kutak Rock LLP	Invoice: 3354293 (Reference: Legal Svcs - Jan 2024 (General Counsel).) Invoice: 3354294 (Refe...		2,263.00	508,549.20
02/28/2024	100303	RedTree Landscape Systems	Invoice: 16375 (Reference: Irrigation repairs - 1/9/24.) Invoice: 16376 (Reference: Irrigatio...		125.80	508,423.40
02/28/2024	100304	Romaner Graphics	Invoice: 22085 (Reference: Signage.)		4,700.00	503,723.40
02/28/2024	100305	Vesta Property Services, Inc.	Invoice: 417132 (Reference: January?24 Fees - Personnel.) Invoice: 417326 (Reference: Monthly...		4,942.35	498,781.05
02/28/2024	100306	PC Consultants	Invoice: 108336 (Reference: Domain Name Renewal.)		135.00	498,646.05
02/28/2024	100307	Vesta District Services	Invoice: 417254 (Reference: Billable Expenses - Dec 2023.)		26.80	498,619.25
02/28/2024	100308	The Pool Doctor of Central Florida	Invoice: 154855 (Reference: Replace (7) LED Light Fixtures.)		7,700.00	490,919.25
02/29/2024		EOM Balance		33,835.84	71,008.80	490,919.25
03/04/2024	00038909	Mattamy		800.00		491,719.25
03/05/2024	ACH030524	Coastal Waste & Recycling, Inc.	Monthly Trash PU - Feb 2024		101.57	491,617.68
03/07/2024			Deposit	13,308.17		504,925.85
03/11/2024	01ACH031124	Frontier	Phone and Internet -2/15 - 3/14/24		210.98	504,714.87
03/11/2024	02ACH031124	Frontier	Phone and Internet - 02.15.24-03.14.24		110.99	504,603.88
03/14/2024	ACH031424	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 01/05/24-02/05/24		72.88	504,531.00
03/15/2024	ACH031524	Duke Energy	Summary Bill 12/02/23-02/01/24		17,547.98	486,983.02
03/15/2024	0315ACH1	Engage PEO	BOS Mtg 3/7/24		111.20	486,871.82
03/15/2024	0315ACH2	Heidi Clawson	BOS Mtg 3/7/24		184.70	486,687.12
03/15/2024	39	William Pellan	BOS Mtg 3/7/24		184.70	486,502.42
03/21/2024	1ACH032124	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 1/17 -2/16/24		337.49	486,164.93
03/21/2024	2ACH032124	Pasco County Utilities Services Branch	0 Community Center 1/17-2/16/24		2,688.75	483,476.18
03/22/2024	ACH032224	BANK UNITED VISA CC			1,150.04	482,326.14
03/22/2024			Deposit	470.00		482,796.14
03/25/2024	EFT032524	Duke Energy	Summary Bill 02/02/24-03/01/24		12,012.96	470,783.18
03/31/2024	ACH033124	Coastal Waste & Recycling, Inc.	Monthly Trash PU - Mar 2024		101.36	470,681.82
03/31/2024		EOM Balance		14,578.17	34,815.60	470,681.82

EXHIBIT 6

Long Lake Ranch CDD Check Detail March 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	0315ACH1	03/15/2024	Engage PEO		1101000 · Cash- Op...		-111.20
Bill	108422	03/15/2024			1510000 · Board of ...	-30.60	30.60
					1510010 · Payroll FI...	-30.60	30.60
					1510020 · Payroll S...	-50.00	50.00
TOTAL						-111.20	111.20
Bill Pmt -Check	0315ACH2	03/15/2024	Heidi Clawson		1101000 · Cash- Op...		-184.70
Bill	20243	03/15/2024			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	39	03/15/2024	William Pellan		1101000 · Cash- Op...		-184.70
Bill	20243	03/15/2024			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	ACH030524	03/05/2024	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
Bill Pmt -Check	01ACH031124	03/11/2024	Frontier		1101000 · Cash- Op...		-210.98
Bill	8134064423 Feb'24	02/15/2024			1580080 · Communi...	-210.98	210.98 ✓
TOTAL						-210.98	210.98
Bill Pmt -Check	02ACH031124	03/11/2024	Frontier		1101000 · Cash- Op...		-110.99
Bill	8139496028 Feb'24	02/15/2024			1580080 · Communi...	-110.99	110.99 ✓
TOTAL						-110.99	110.99
Bill Pmt -Check	ACH031424	03/14/2024	Pasco County Utilit...		1101000 · Cash- Op...		-72.88
Bill	19923983	02/26/2024			1540020 · Utilities - ...	-72.88	72.88 ✓
TOTAL						-72.88	72.88

Payroll

Long Lake Ranch CDD Check Detail March 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	ACH031524	03/15/2024	Duke Energy		1101000 · Cash- Op...		-17,547.98
Bill	9300 0001 2497 JAN24	02/09/2024			1540000 · Utilities - ... 1540010 · Utilities - ...	-3,022.41 -14,525.57	3,022.41 14,525.57
TOTAL						-17,547.98	17,547.98
Bill Pmt -Check	1ACH032124	03/21/2024	Pasco County Utilit...		1101000 · Cash- Op...		-337.49
Bill	0928725-20005133 MAR	03/05/2024			1540020 · Utilities - ...	-337.49	337.49
TOTAL						-337.49	337.49
Bill Pmt -Check	2ACH032124	03/21/2024	Pasco County Utilit...		1101000 · Cash- Op...		-2,688.75
Bill	0928090-20005129 MAR	03/04/2024			1540020 · Utilities - ...	-2,688.75	2,688.75
TOTAL						-2,688.75	2,688.75
Bill Pmt -Check	ACH032224	03/22/2024	BANK UNITED VIS...		1101000 · Cash- Op...		-1,150.04
Bill	Feb 2024 - 02.23.24	03/13/2024			1570000 · Sidewalk ... 1580110 · Playgrou... 1570000 · Sidewalk ... 1580110 · Playgrou... 1580010 · Clubhous... 1580020 · Office Su... 1580010 · Clubhous... 1580010 · Clubhous... 1580020 · Office Su... 1580010 · Clubhous... 1580008 · Pet Wast...	-223.16 -79.96 -70.48 -71.98 -33.50 -81.96 -9.99 -36.90 -342.94 -19.21 -179.96	223.16 79.96 70.48 71.98 33.50 81.96 9.99 36.90 342.94 19.21 179.96
TOTAL						-1,150.04	1,150.04
Bill Pmt -Check	EFT032524	03/25/2024	Duke Energy		1101000 · Cash- Op...		-12,012.96
Bill	9300 0001 2497 FEB24	03/11/2024			1540000 · Utilities - ... 1540010 · Utilities - ...	-3,738.34 -8,274.62	3,738.34 8,274.62
TOTAL						-12,012.96	12,012.96

2:50 PM

04/01/24

Long Lake Ranch CDD
Check Detail
March 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	ACH033124	03/31/2024	Coastal Waste & R...		1101000 · Cash- Op...		-101.36
Bill	SW0000538797	03/01/2024			1540030 · Solid Wa...	-101.36	101.36 ✓
TOTAL						-101.36	101.36

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	

AMOUNT DUE \$203.14

AMOUNT PAID

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD				
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.



LONG LAKE RANCH

Your Monthly Invoice

Account Summary

New Charges Due Date	3/11/24
Billing Date	2/15/24
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	210.98
Payments Received Thru 2/08/24	-210.98
Thank you for your payment!	
Balance Forward	.00
New Charges	210.98
Total Amount Due	\$210.98



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WAYS TO PAY YOUR BILL

 frontier.com/signupforautopay

 **800-801-6652**

MyFrontier app



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

6790 0007 NO RP 15 02152024 NNNNNNNN 01 000370 0002

LONG LAKE RANCH
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5082



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



Date of Bill
Account Number

2/15/24
813-406-4423-061521-5

CURRENT BILLING SUMMARY

Local Service from 02/15/24 to 03/14/24

Qty Description	813/406-4423.0	Charge
Basic Charges		
OneVoice Nationwide		29.99
\$10 Voice Discount per Line When Bundled with Internet		
OneVoice Access Line		
Carrier Cost Recovery Surcharge		13.99
Federal Subscriber Line Charge - Bus		6.50
Frontier Roadwork Recovery Surcharge		2.75
Access Recovery Charge-Business		2.50
FCA Long Distance - Federal USF Surcharge		4.84
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
Total Basic Charges		70.56
Non Basic Charges		
Business Fiber Internet 500		105.99
1 Usable Static IP Address		19.99
Total Non Basic Charges		125.98
Toll/Other		
Federal Primary Carrier Single Line Charge		9.99
FCA Long Distance - Federal USF Surcharge		3.46
FL State Communications Services Tax		.66
County Communications Services Tax		.33
Total Toll/Other		14.44
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.

Effective with your next bill, your Frontier OneVoice Basic Bundle will increase by \$13.00 per month, per line. We may have alternative Voice services available in your area. Please call 1-844-725-0280 to learn more.



Detail of Frontier Com of America Charges

Toll charged to 813/406-4423

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	1	3	.00
***Customer Summary	1	3	.00

Caller Summary Report

	Calls	Minutes	Amount
Intrastate	1	3	.00
***Customer Summary	1	3	.00



Your Monthly Invoice

Account Summary

New Charges Due Date	3/11/24
Billing Date	2/15/24
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	110.99
Payments Received Thru 2/08/24	-110.99
Thank you for your payment!	
Balance Forward	.00
New Charges	110.99
Total Amount Due	\$110.99



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YOUR
BILL**



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

6790 0007 NO RP 15 02152024 NNNNNNNN 01 000041 0001

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



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LONG LAKE RANCH

Page 3 of 4

Date of Bill
Account Number

2/15/24
813-949-6028-061521-5

CURRENT BILLING SUMMARY

Local Service from 02/15/24 to 03/14/24

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
TOTAL	110.99	





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

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

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

1 0 1
 10-10002

LONG LAKE RANCH CDD

Service Address: **18981 LONG LAKE RANCH BOULEVARD**
 Bill Number: 19923983
 Billing Date: 2/26/2024
 Billing Period: 1/5/2024 to 2/5/2024

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		

Transactions	
Previous Bill	72.88
Payment 02/12/24	-72.88 CR
Balance Forward	0.00
Current Transactions	
Adjustments	
Fire Line/Hydrant Base Charge	72.88
Total Current Transactions	72.88
TOTAL BALANCE DUE	\$72.88

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

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

Total Balance Due	\$72.88
Due Date	3/14/2024

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

**The Total Due will be electronically
 transferred on 03/14/2024.**

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



duke-energy.com
877.372.8477

Your Summary Bill

Page 1 of 12

LONG LAKE RANCH COMM DEV DIS

Bill date Feb 9, 2024

For service Dec 2 - Feb 1

62 days

Billing summary

Previous Amount Due	\$5,414.06
<i>Payment Received Feb 07</i>	-5,414.06
Current Electric Charges	3,022.41
Current Lighting Charges	14,385.44
Taxes	140.13
Total Amount Due Mar 01	\$17,547.98

Collective account number **9300 0001 2497**

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

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.79
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	381.82
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. 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

\$17,547.98
by Mar 1

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

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

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

8893000001249700066000000000000175479800017547984



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Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$0 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$0 after 7 p.m. or on the weekends.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	245.33
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,602.50
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	6,281.26
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.79
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	312.49
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	247.75
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	271.26
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	6,219.52
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	34.15
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	211.87
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	433.73
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	110.19
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	453.29

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
	Total Charges	\$17,547.98

Billing details

Account Information	Billing Details			Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02	\$30.00
	Meter Number: 4513470	Energy Charge	3.31	
	Bill Period: Jan 03 - Feb 01	Fuel Charge	1.84	
	Present Read: 2198	Asset Securitization Charge	0.07	
Previous Read: 2163	Minimum Bill Adjustment	8.76		
Billed Usage: 35				
Billed kWh 35.000				
	Regulatory Assessment Fee	0.02	\$0.79	
	Gross Receipts Tax	0.77		
	Total		\$30.79	
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02	\$372.00
	Meter Number: 1049037	Energy Charge	225.39	
	Bill Period: Jan 03 - Feb 01	Fuel Charge	125.56	
	Present Read: 63084	Asset Securitization Charge	5.03	
Previous Read: 60691				
Billed Usage: 2393				
Billed kWh 2393.000				
	Regulatory Assessment Fee	0.27	\$9.82	
	Gross Receipts Tax	9.55		
	Total		\$381.82	
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02	\$30.00
	Meter Number: 8246384	Energy Charge	2.46	
	Bill Period: Jan 03 - Feb 01	Fuel Charge	1.36	
	Present Read: 1444	Asset Securitization Charge	0.05	
Previous Read: 1418	Minimum Bill Adjustment	10.11		
Billed Usage: 26				
Billed kWh 26.000				
	Regulatory Assessment Fee	0.02	\$0.79	
	Gross Receipts Tax	0.77		
	Total		\$30.79	
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02	\$30.00
	Meter Number: 3410166	Energy Charge	2.46	
	Bill Period: Jan 03 - Feb 01	Fuel Charge	1.36	
	Present Read: 1232	Asset Securitization Charge	0.05	
Previous Read: 1206	Minimum Bill Adjustment	10.11		
Billed Usage: 26				
Billed kWh 26.000				
	Regulatory Assessment Fee	0.02	\$0.79	
	Gross Receipts Tax	0.77		
	Total		\$30.79	
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02	\$30.00
	Meter Number: 4463323	Energy Charge	2.17	
	Bill Period: Jan 03 - Feb 01	Fuel Charge	1.21	



Billing details - continued

Account Information	Billing Details			Amounts
	Present Read: 587	Asset Securitization Charge	0.05	
	Previous Read: 564	Minimum Bill Adjustment	10.55	
	Billed Usage: 23			
	Billed kWh 23.000			
		Regulatory Assessment Fee	0.02	\$0.79
		Gross Receipts Tax	0.77	
		Total		\$30.79
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02	
	Meter Number: 915209	Energy Charge	3.01	
	Bill Period: Jan 03 - Feb 01	Fuel Charge	1.68	\$30.00
	Present Read: 1681	Asset Securitization Charge	0.07	
	Previous Read: 1649	Minimum Bill Adjustment	9.22	
	Billed Usage: 32			
	Billed kWh 32.000			
		Regulatory Assessment Fee	0.02	\$0.79
		Gross Receipts Tax	0.77	
		Total		\$30.79
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02	
	Meter Number: 4465473	Energy Charge	141.20	
	Bill Period: Jan 03 - Feb 01	Fuel Charge	78.65	\$239.02
	Present Read: 74343	Asset Securitization Charge	3.15	
	Previous Read: 72844			
	Billed Usage: 1499			
	Billed kWh 1499.000			
		Regulatory Assessment Fee	0.18	\$6.31
		Gross Receipts Tax	6.13	
		Total		\$245.33
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.70	
	Bill Period: Jan 03 - Feb 01	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	\$1,596.06
		SV FLAGLER ACR 9500L	698.85	
		54W MITCH LED PT CLR	36.48	
		SV FLAGLER ACR 9500L	82.80	
		54W MITCH LED PT CLR	2.78	
		16 DEC CNCRT W/DEC BS/ WSHNGTN	570.11	
		Regulatory Assessment Fee	1.18	\$6.44
		Gross Receipts Tax	5.26	
		Total		\$1,602.50
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.70	
	Bill Period: Dec 02 - Jan 02	Energy Charge	202.28	\$3,126.87
	54W MITCH LED PT CLR 133	Fuel Charge	239.36	
		Asset Securitization Charge	2.99	



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877.372.8477

Billing details - continued

Account Information	Billing Details		Amounts
	54W MITCH LED TOPHAT	38	SV FLAGLER ACR 9500L 1,071.57
	50 MTCH III 3K F	38	SV DRC27500 136.68
	50MTCHTR III3K THRBM	19	54W MITCH LED PT CLR 127.68
	SV DRC27500	1,296	54W MITCH LED TOPHAT 36.48
	SV FLAGLER ACR 9500L	3,381	50 MTCH III 3K F 42.88
			50MTCHTR III3K THRBM 18.24
			SV FLAGLER ACR 9500L 126.96
			50MTCHTR III3K THRBM 1.39
			50 MTCH III 3K F 2.78
			54W MITCH LED TOPHAT 2.78
			SV DRC27500 22.20
			54W MITCH LED PT CLR 9.73
			16 DEC CNCRT W/DEC BS/ WSHNGTN 982.53
			35 TT CNCRT/N-FLD MOUNT/1-4FIX 98.64
	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge 1.70
	Bill Period:	Jan 03 - Feb 01	Energy Charge 202.28
	54W MITCH LED PT CLR	133	Fuel Charge 239.36
	54W MITCH LED TOPHAT	38	Asset Securitization Charge 2.99
	50 MTCH III 3K F	38	SV DRC27500 136.68
	50MTCHTR III3K THRBM	19	50 MTCH III 3K F 42.88
	SV DRC27500	1,296	50MTCHTR III3K THRBM 18.24
	SV FLAGLER ACR 9500L	3,381	SV FLAGLER ACR 9500L 1,071.57
			54W MITCH LED PT CLR 127.68
			54W MITCH LED TOPHAT 36.48
			50 MTCH III 3K F 2.78
			50MTCHTR III3K THRBM 1.39
			SV DRC27500 22.20
			SV FLAGLER ACR 9500L 126.96
			54W MITCH LED PT CLR 9.73
			54W MITCH LED TOPHAT 2.78
			16 DEC CNCRT W/DEC BS/ WSHNGTN 982.53
			35 TT CNCRT/N-FLD MOUNT/1-4FIX 98.64
			Regulatory Assessment Fee 4.62
			Gross Receipts Tax 22.90
			Total \$3,126.87
			Total \$6,281.26
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge 16.02
	Meter Number: 8246383		Energy Charge 2.34
	Bill Period: Jan 03 - Feb 01		Fuel Charge 1.31
	Present Read: 961		Asset Securitization Charge 0.05
	Previous Read: 936		Minimum Bill Adjustment 10.28
	Billed Usage: 25		
	Billed kWh 25.000		\$30.00



Billing details - continued

Account Information	Billing Details		Amounts
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.77
		Total	\$0.79
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
	Meter Number: 1049785	Energy Charge	182.63
	Bill Period: Jan 03 - Feb 01	Fuel Charge	101.74
	Present Read: 77498	Asset Securitization Charge	4.07
	Previous Read: 75559		
	Billed Usage: 1939		
	Billed kWh 1939.000		
		Regulatory Assessment Fee	0.22
		Gross Receipts Tax	7.81
		Total	\$304.46
		Regulatory Assessment Fee	0.22
		Gross Receipts Tax	7.81
		Total	\$8.03
		Total	\$312.49
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
	Meter Number: 4451364	Energy Charge	142.69
	Bill Period: Jan 03 - Feb 01	Fuel Charge	79.49
	Present Read: 82826	Asset Securitization Charge	3.18
	Previous Read: 81311		
	Billed Usage: 1515		
	Billed kWh 1515.000		
		Regulatory Assessment Fee	0.18
		Gross Receipts Tax	6.19
		Total	\$241.38
		Regulatory Assessment Fee	0.18
		Gross Receipts Tax	6.19
		Total	\$6.37
		Total	\$247.75
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
	Meter Number: 2778290	Energy Charge	157.19
	Bill Period: Jan 03 - Feb 01	Fuel Charge	87.57
	Present Read: 82673	Asset Securitization Charge	3.50
	Previous Read: 81004		
	Billed Usage: 1669		
	Billed kWh 1669.000		
		Regulatory Assessment Fee	0.20
		Gross Receipts Tax	6.78
		Total	\$264.28
		Regulatory Assessment Fee	0.20
		Gross Receipts Tax	6.78
		Total	\$6.98
		Total	\$271.26
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02
	Meter Number: 8263689	Energy Charge	1.32
	Bill Period: Jan 03 - Feb 01	Fuel Charge	0.73
	Present Read: 1215	Asset Securitization Charge	0.03
	Previous Read: 1201	Minimum Bill Adjustment	11.90
	Billed Usage: 14		
	Billed kWh 14.000		
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.77
		Total	\$30.00
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.77
		Total	\$0.79
		Total	\$30.79



Billing details - continued

Account Information	Billing Details		Amounts
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02
	Meter Number: 8246382	Energy Charge	3.86
	Bill Period: Jan 03 - Feb 01	Fuel Charge	2.15
	Present Read: 755	Asset Securitization Charge	0.09
	Previous Read: 714	Minimum Bill Adjustment	7.88
	Billed Usage: 41		
	Billed kWh: 41.000		
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.77
		Total	\$30.79
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02
	Meter Number: 4470114	Energy Charge	3.67
	Bill Period: Jan 03 - Feb 01	Fuel Charge	2.05
	Present Read: 1132	Asset Securitization Charge	0.08
	Previous Read: 1093	Minimum Bill Adjustment	8.18
	Billed Usage: 39		
	Billed kWh: 39.000		
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.77
		Total	\$30.79
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02
	Meter Number: 4522761	Energy Charge	2.54
	Bill Period: Jan 03 - Feb 01	Fuel Charge	1.42
	Present Read: 1065	Asset Securitization Charge	0.06
	Previous Read: 1038	Minimum Bill Adjustment	9.96
	Billed Usage: 27		
	Billed kWh: 27.000		
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.77
		Total	\$30.79
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.70
	Bill Period: Dec 02 - Jan 02	Energy Charge	180.18
	54W MITCH LED PT CLR	Fuel Charge	213.21
	SV FLAGLER ACR 9500L	Asset Securitization Charge	2.67
		54W MITCH LED PT CLR	54.72
		SV FLAGLER ACR 9500L	1,366.64
		SV FLAGLER ACR 9500L	161.92
		54W MITCH LED PT CLR	4.17
		16 DEC CNCRT W/DEC BS/ WSHNGTN	1,103.83
		35 TT CNCRT/N-FLD MOUNT/1-4FIX	8.22
	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.70



Billing details - continued

Account Information	Billing Details		Amounts		
	Bill Period:	Jan 03 -	Energy Charge	180.18	
		Feb 01	Fuel Charge	213.21	
	54W MITCH LED PT CLR	57	Asset Securitization Charge	2.67	
	SV FLAGLER ACR 9500L	4,312	SV FLAGLER ACR 9500L	1,366.64	
			54W MITCH LED PT CLR	54.72	
			SV FLAGLER ACR 9500L	161.92	
			54W MITCH LED PT CLR	4.17	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	1,103.83	
			35 TT CNCRT/N-FLD MOUNT/1-4FIX	8.22	
			Regulatory Assessment Fee	4.58	
		Gross Receipts Tax	20.42		
		Total		\$6,219.52	
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	\$33.28
	Meter Number:	4465449	Energy Charge	10.93	
	Bill Period:	Jan 03 -	Fuel Charge	6.09	
		Feb 01	Asset Securitization Charge	0.24	
	Present Read:	3256			
	Previous Read:	3140			
	Billed Usage:	116			
Billed kWh	116.000				
		Regulatory Assessment Fee	0.02	\$0.87	
		Gross Receipts Tax	0.85		
		Total		\$34.15	
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	\$206.42
	Meter Number:	222519	Energy Charge	120.55	
	Bill Period:	Jan 03 -	Fuel Charge	67.16	
		Feb 01	Asset Securitization Charge	2.69	
	Present Read:	326010			
	Previous Read:	324730			
	Billed Usage:	1280			
Billed kWh	1280.000				
		Regulatory Assessment Fee	0.15	\$5.45	
		Gross Receipts Tax	5.30		
		Total		\$211.87	
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	3.39	
	Bill Period:	Jan 03 -	Fuel Charge	1.89	
		Feb 01	Asset Securitization Charge	0.08	
	Present Read:	1132	Minimum Bill Adjustment	8.62	
	Previous Read:	1096			
	Billed Usage:	36			
	Billed kWh	36.000			
		Regulatory Assessment Fee	0.02	\$0.79	
		Gross Receipts Tax	0.77		
		Total		\$30.79	



Billing details - continued

Account Information	Billing Details			Amounts
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	\$422.58
	Meter Number: 5407312	Energy Charge	257.42	
	Bill Period: Jan 03 - Feb 01	Fuel Charge	143.40	
	Present Read: 289831	Asset Securitization Charge	5.74	
Previous Read: 287098				
Billed Usage: 2733				
Billed kWh 2733.000				
		Regulatory Assessment Fee	0.31	\$11.15
		Gross Receipts Tax	10.84	
		Total		\$433.73
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	16.02	\$107.36
	Meter Number: 2778178	Energy Charge	57.83	
	Bill Period: Jan 03 - Feb 01	Fuel Charge	32.22	
	Present Read: 35568	Asset Securitization Charge	1.29	
Previous Read: 34954				
Billed Usage: 614				
Billed kWh 614.000				
		Regulatory Assessment Fee	0.08	\$2.83
		Gross Receipts Tax	2.75	
		Total		\$110.19
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	\$441.63
	Meter Number: 1015813	Energy Charge	269.48	
	Bill Period: Jan 03 - Feb 01	Fuel Charge	150.12	
	Present Read: 271170	Asset Securitization Charge	6.01	
Previous Read: 268309				
Billed Usage: 2861				
Billed kWh 2861.000				
		Regulatory Assessment Fee	0.33	\$11.66
		Gross Receipts Tax	11.33	
		Total		\$453.29
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	2.54	
	Bill Period: Jan 03 - Feb 01	Fuel Charge	1.42	
	Present Read: 961	Asset Securitization Charge	0.06	
Previous Read: 934	Minimum Bill Adjustment	9.96		
Billed Usage: 27				
Billed kWh 27.000				
		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	0.27	
	Bill Period: Jan 03 - Feb 01	Fuel Charge	0.16	



duke-energy.com
877.372.8477

Billing details - continued

Account Information	Billing Details			Amounts
	Present Read:	264	Asset Securitization Charge	0.01
	Previous Read:	261	Minimum Bill Adjustment	13.54
	Billed Usage:	3		
	Billed kWh	3.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$0.79
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) Bill Period: Jan 03 - Feb 01 SV FLAGLER ACR 9500L 490		Customer Charge	1.70
			Energy Charge	20.21
			Fuel Charge	23.91
			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
			Gross Receipts Tax	1.18
			Total	\$342.55
			Total Amount Due	\$17,547.98



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: 20005133

Billing Date: 3/4/2024

Billing Period: 1/17/2024 to 2/16/2024

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	1/17/2024	363	2/16/2024	386	30	23

Usage History

Month	Usage
February 2024	23
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

Transactions

Previous Bill	161.89
Payment 02/20/24	-161.89 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.21
Water Tier 1	23.0 Thousand Gals X \$2.07 47.61
Sewer	
Sewer Base Charge	96.34
Sewer Charges	23.0 Thousand Gals X \$6.71 154.33
Total Current Transactions	337.49
TOTAL BALANCE DUE	\$337.49

RECEIVED MAR 06 2024

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 0928725
 Customer # 01307800
 Balance Forward 0.00
 Current Transactions 337.49

Total Balance Due	\$337.49
Due Date	3/21/2024

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

The Total Due will be electronically transferred on 03/21/2024.

LONG LAKE RANCH CDD
 C/O DPF
 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

013078005092872572000513300000337498



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: 20005129

Billing Date: 3/4/2024

Billing Period: 1/17/2024 to 2/16/2024

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	1/17/2024	23927	2/16/2024	24263	30	336

Usage History

	Irrigation
February 2024	336
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

Transactions

Previous Bill	501.81
Payment 02/20/24	-501.81 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	261.0 Thousand Gals X \$8.89 2,320.29
Total Current Transactions	2,688.75
TOTAL BALANCE DUE	\$2,688.75

RECEIVED MAR 06 2024

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	0928090
Customer #	01307800
Balance Forward	0.00
Current Transactions	2,688.75

Total Balance Due	\$2,688.75
Due Date	3/21/2024

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

The Total Due will be electronically transferred on 03/21/2024.

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

013078005092809062000512990002688758



February 2024 Statement

Open Date: 01/25/2024 Closing Date: 02/23/2024

Page 1 of 3

Account: 4798 5101 7897 7613



Visa® Community Card

Elan Financial Services

1-866-552-8855

BUS 30 ELN

15

LONG LAKE RANCH CDD (CPN 002333750)

New Balance	\$1,150.04
Minimum Payment Due	\$1,150.04
Payment Due Date	03/22/2024
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.	

Activity Summary		
Previous Balance	+	\$1,376.23
Payments	-	\$1,376.23CR
Other Credits		\$0.00
Purchases	+	\$1,150.04
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$1,150.04
Past Due		\$0.00
Minimum Payment Due		\$1,150.04
Credit Line		\$10,000.00
Available Credit		\$8,849.96
Days in Billing Period		30

*emailed to Doug
03-04-2024*

RECEIVED MAR 04 2024

Payment Options:



Mail payment coupon with a check



Pay online at myaccountaccess.com



Pay by phone 1-866-552-8855

No payment is required.

CPN 002333750



0047985101789776130001150040001150047

Automatic Payment

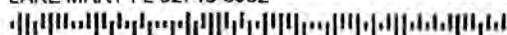
24-Hour Elan Financial Services: 1-866-552-8855

- to pay by phone
- to change your address

Account Number:	4798 5101 7897 7613
Your new full balance of \$1,150.04 will be automatically deducted from your account on 03/22/24.	

000014877 01 SP 000638662157441 P Y

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





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 \$1150.04 will be automatically deducted from your bank account on 03/22/2024. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

PAY TAXES WITH YOUR CARD. It's a fast, easy and secure way to pay your federal and state taxes. FAST - Pay instantly online. Easy - Your payment is processed right away and confirmed with an electronic receipt. SECURE - No worries about your payment getting lost or stolen in the mail. Learn more at officialpayments.com.

Transactions RUHLIG DOUGLAS Credit Limit \$10000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Purchases and Other Debits					
01/29	01/26	2103	SHERWIN WILLIAMS 70249 ODESSA FL	\$223.16	
02/01	02/01	7661	AMZN Mktp US*R016V7WH1 Amzn.com/bill WA	\$79.96	
02/02	02/01	4749	LOWES #02238* LUTZ FL	\$70.48	
02/02	02/01	9302	AMZN Mktp US*R28PD9SZ0 Amzn.com/bill WA	\$71.98	
02/05	02/01	9342	7-ELEVEN 42163 LUTZ FL	\$33.50	
02/08	02/07	5175	WM SUPERCENTER #988 LUTZ FL	\$81.96	
02/12	02/09	8286	AMZN MKTP US*RB5AS55Y2 SEATTLE WA	\$9.99	
02/14	02/13	6788	LOWES #02238* LUTZ FL	\$36.90	
02/20	02/16	7253	COSTCO WHSE#1249 LUTZ FL	\$342.94	
02/20	02/15	6302	7-ELEVEN 42163 LUTZ FL	\$19.21	
02/20	02/16	2005	AMZN Mktp US*RI80Z5M32 Amzn.com/bill WA	\$179.96	
Total for Account 4798 5101 7817 4633				\$1,150.04	

Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Payments and Other Credits					
02/22	02/22	MTC	PAYMENT THANK YOU	\$1,376.23CR	
Total for Account 4798 5101 7897 7613				\$1,376.23CR	

2024 Totals Year-to-Date	
Total Fees Charged in 2024	\$0.00
Total Interest Charged in 2024	\$0.00



1570000
SHERWIN-WILLIAMS.

ODESSA Store 702496

11148 CARGO CT
ODESSA FL 33556 3432
(727)376-4541

Fax (727) 376-7852

www.sherwin-williams.com

SALE 9:50am
Tran # 1207-8 01/26/24
E20/162C0 10
Nicholas

LONG LAKE RANCH
Account YXXX-2859-5
Job 1 LONG LAKE RANCH
Tax Record Card 811686

6503-27216	B97RD2012 GALLON	B97RD2012	
	PRO PARK WB RED		
No Tax	4.00 @	55.79	223.16
SUBTOTAL BEFORE TAX			223.16
7.000% SALES TAX:1-103355601			0.00
TOTAL			\$223.16
VISA			-223.16

=====
 C/C# XXXXXXXXXXXX4633
 Auth # 606225
 Chip Read
 No PIN
 AID:80000000031010
 TVR:8080001000
 IAD:060120360A000
 TSL:6000
 =====

STORE HOURS
 SUNDAY 10:00 AM - 4:00 PM
 MONDAY - FRIDAY 7:00 AM - 7:00 PM
 SATURDAY 8:00 AM - 5:00 PM

 Purchases are subject to Sherwin-Williams
 Terms and Conditions of Sale located at
 sherwin-williams.com/terms-and-conditions.

 All PEEL & STICK samples are final sale.
 No returns or exchanges.

Thank You
receipt required for refund



Customer Copy

1580110

Details for Order #113-7657702-8577001

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

Order Placed: January 31, 2024
Amazon.com order number: 113-7657702-8577001
Order Total: \$79.96

Not Yet Shipped

Items Ordered

Price

2 of: *Eastern Jungle Gym Heavy-Duty High Back Full Bucket Toddler Swing Seat | Coated Swing Chains Fully Assembled | Green* \$39.98
Swing Set Accessory

Sold by: Eastern Jungle Gym (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

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: \$79.96

Shipping & Handling: \$0.00

Total before tax: \$79.96

Estimated tax to be collected: \$0.00

Grand Total: \$79.96

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

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English United States

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1570000



LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LOUIS, LA 70549 (815) 345-9070

SALE

SALES# 52230001 40907011 TRMCH# 3702/605 02 01 24

54559	00122	6	PACK 6 3/8 IN DIA	73.96
		2	3	11.98
23503	00122	6	IN DIA ROLLER FR	0.96
		2	3	4.98
523462	10-02	PS	6055 WHI 2000 T	14.00
		6	2	2.40
170418	PROJCT	5000L	6 IN ROLL	22.60
		6	2	3.70

SUBTOTAL: 70.48
 TOTAL TAX: 0.00
 INVOICE #9405 TOTAL: 70.48
 VISA: 70.48

VISA: XXXXXXXXXXXXXXXX AMOUNT: 70.48 AUTHID: 011090
 EMP RET ID: 223000105003 02/01/24 11:09:42
 CUSTOMER CODE: 00
 SVR : 0080000300
 EST : 0000 020 . 0000000031010

STORE: 2230 TERMINAL: 00 02/01/24 11:10:00
 # OF ITEMS PURCHASED: 16
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 FOR DETAILS ON OUR RETURN POLICY, VISIT
 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/LOWES/PRICEGUARANTEE

 * SHARE YOUR FEEDBACK! *
 * ENTER FOR A CHANCE TO BE *
 * ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
 * ENTREE 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 *
 * Y O U R I D #9405/ 223000 323105 *
 * *
 * 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 *

STORE: 2230 TERMINAL: 00 02/01/24 11:10:00

1580110

Details for Order #113-7428440-5920243

Print this page for your records.

Order Placed: January 31, 2024
Amazon.com order number: 113-7428440-5920243
Order Total: \$71.98

Not Yet Shipped

Items Ordered

2 of: **THREE 2 Pack Green Swing Seats Heavy Duty with 6d' Chain Accessories Replacement with Snap Hooks for Kids Outdoor Play Playground Trees Swing Set, Green!** \$35.99
Sold by: Amazon.com, Seller: Amazon.com
Shipped by: Amazon

Condition: New

Shipping Address:

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

Shipping Speed:

Rush 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

Item(s) Subtotal:	\$71.98
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Total before tax:	\$71.98
Estimated tax to be collected:	\$0.00

Grand Total:	\$71.98

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

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SHIP TO	United States
---------	---------------

Shipping to a different address? [Click here to change your shipping address.](#)

1580010

OH THANK HEAVEN
FOR 7-ELEVEN
7-ELEVEN
TID : 00074216301
02/01/2024 16:28:28

19123 WINGSHOOTER W
LUTZ, FL
STORE: 42163
PHONE: 727-709-9004

VISA
*****4633
REF : 81018451993
AUTH : 511062

PUMP	4
GRADE	RUL
GALLONS	10.506
PRICE/GAL	\$ 3.189

TOTAL FUEL \$ 33.50

VISA CREDIT
AID:A0000000031010
TC:836580F935F8C09B
COMPLETION
Entry:Chip

LoyaltyID:***2441
Saved:5c/gal

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

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YOUR BUSINESS

Give us feedback @ survey.walmart.com
Thank you! #7TKR2ZBPR6R

Walmart ✨ 1580020

013-949-4238 Mgr: SHANE
1575 LAND O LAKES BLVD
LUTZ FL 33549

SY# 00988 DF# 002982 YEA 24 IR# 03133
ITEMS SOLD 12
TC# 6338 8667 9683 4035 4975



GV .5L WATER	007874227909 F	5.36 0
GV .5L WATER	007874227909 F	5.36 0
GV WATER	007874235191 F	
4 AT 1 FOR	1.34	5.36 0
64G SD	061965917576	10.98 0
64G SD	061965917576	10.98 0
64G SD	061965917576	10.98 0
64G SD	061965917576	10.98 0
64G SD	061965917576	10.98 0
64G SD	061965917576	10.98 0

SUBTOTAL 81.96
TOTAL 81.96
VISA TEND 81.96

VISA CREDIT **** * 40.33 I 2

APPROVAL # 01/015
REF # 1042000314
TRANS ID - 304038606650133
VALIDATION - TBPS
PAYMENT SERVICE - E
AID A0000000031010
AAC 337A7EE3F6B05354
TERMINAL # 28343592
*NO SIGNATURE REQUIRED

155010

02/07/24 11:51:07
CHANGE DUE 0.00
02/07/24 11:51:13
CUSTOMER COPY

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Final Details for Order #113-4932027-8911424
Print this page for your records.

Order Placed: February 8, 2024
Amazon.com order number: 113-4932027-8911424
Order Total: \$9.99

1580010

Shipped on February 9, 2024

Items Ordered

1 of: 2PCS 2 Inch Kitchen Sink Hole Covers, Faucet Hole Cover Stainless Steel, Kitchen Faucet Sink Tap Hole Plug (Silvery) **Price**
\$9.99

Sold by: FULL LUCKY SELECTION (seller profile)

Supplied by: FULL LUCKY SELECTION (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

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: February 9, 2024: \$9.99

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

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English

United States

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1580010



LOWIE'S HOME STORES, LTD.
21500 STATE RD 54
MILFORD, IL 62549 TEL: 618-345-9629

S&I

SALES# 5290006 000525 100684 06/26/00 02 11 24

5144502 BOSTON STAINING FLUID	5.90
1151615 BOSTON 1002 1/4" SHOT PLO	10.90
5144501 BOSTON 10000 BOSTONER	5.90
563064 0040 16 OZ WHITE TINT BR	8.90
1527549 16L BOSTONER BR	4.90

SUBTOTAL:	36.50
TAXES:	0.00
GRAND TOTAL:	36.50
CASH:	36.50

VISA ****5454545454545454 06 20 00100 11106
CNP 01 10 22009 02067 02/11/21 12 46 16
CUSTOMER CODE: 00
UPC : 8060090660
IST : 6060

STORE 2200 TERMINAL 09 02/11/24 17:46:25
OF ITEMS PURCHASED: 5
EXCLUDES FEES, SERVICE AND SPECIAL ORDER ITEMS.



THANK YOU FOR SHOPPING LOWIE'S
FOR DETAILS ON OUR RETURN POLICY
VISIT LOWIES.COM/RETURNS
A BROTHER COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

LOWIE'S PRICE GUARANTEE
FOR MORE DETAILS, VISIT LOWIES.COM/PRICEGUARANTEE

.....

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* ENTER FOR A CHANCE TO WIN *

* ONE OF FIVE \$500 WINNERS DURING MONTH! *

* ENTER THE 11 SECOND BLOSSOM *

* AND SEE ONE OF FIVE FLOW WINNERS OF \$500! *

* *

* ENTER BY COMPLETING A SHORT SURVEY *

* (PRINT AND CHECK OFF: www.lowies.com/survey *

* YOUR ID# 100093290 25050 441301 *

* *

* RE-PURCHASE ONLY: ONLY TO ENTER ONce *

* OFFER ONLY AVAILABLE UNTIL 12:00:00 AM ON 02/11/24 *

* OFFER ID: 0015 & 0010005 ID: www.lowies.com/survey *

.....

STORE 2200 TERMINAL 9 02/11/24 17:46 25

1580020

COSTCO **WHOLESALE**

Wesley Chapel #1249
2225 Grand Cypress DR
Lutz, FL 33559-6767

63 Member 111969112091

RESALE ON

	1570043 CHAIR 1 BOX	199.99
	1671629 FLASHLIGHT	19.99
	1718544 5000L FLASH	29.99
E	1721498 LIVSTRAWCHRY	28.99
E	1767156 LIVMOCKTAILS	28.99
	1654431 TITAN 26 CAN	34.99

G:858016138207C7 EXP:

RESALE TOTAL	342.94
NON RESALE TOTAL	0.00
SUBTOTAL	342.94
TAX	0.00
*** TOTAL	342.94

XXXXXXXXXXXX4633 CHIP Read
 AID: A0000000031010
 Ser# 10725 App#: 016125
 Visa Resp: APPROVED
 Tran ID#: 404700010725....

APPROVED - Purchase
 AMOUNT: \$342.94
 02/16/2024 11:52 1249 10 136 155

Visa	342.94
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 6
~~02/16/2024~~ 11:52 1249 10 136 155



21124901001362402161152
 OP#: 155 Name: Ellen M.
 Thank You!
 Please Come Again
 Whse:1249 Trm:10 Trn:136 OP:155

Items Sold: 6
63 02/16/2024 11:5

1580010

OH THANK HEAVEN
FOR 7-ELEVEN
7-ELEVEN
TID : 00074216301
02/15/2024 11:45:18

19123 WINGSHOOTER W
LUTZ, FL
STORE: 42163
PHONE: 727-709-9004

VISA
*****4633
REF :31132412940
AUTH :015134

PUMP	7
GRADE	RUL
GALLONS	5.822
PRICE/GAL	\$ 3.299

TOTAL FUEL	\$ 19.21

VISA CREDIT
AID:A0000000031010
TC:000344005FEEEE58B
COMPLETION
Entry:Chip

Check your 7Rewards
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exciting new offers.

THANKS FOR
YOUR BUSINESS

Final Details for Order #113-4506058-3438625

Print this page for your records.

1580008

Order Placed: February 15, 2024
Amazon.com order number: 113-4506058-3438625
Order Total: \$179.96

Shipped on February 16, 2024

Items Ordered **Price**
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) \$44.99
Sold by: ZW USA Inc (seller profile)
Supplied by: ZW USA Inc (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 February 16, 2024

Items Ordered **Price**
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) \$44.99
Sold by: ZW USA Inc (seller profile)
Supplied by: ZW USA Inc (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

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:	\$179.96
Shipping & Handling:	\$0.00

Total before tax:	\$179.96
Estimated tax to be collected:	\$0.00

Grand Total:	\$179.96

Visa ending in 4633: February 16, 2024: \$179.96



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877.372.8477

Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Mar 11, 2024
For service Feb 2 - Mar 1
29 days

Collective account number 9300 0001 2497

Billing summary

Previous Amount Due

Payment Received

Current Electric Charges

Current Lighting Charges

Taxes

Total Amount Due Apr 01

PAID

~~\$17,547.98~~

0.00

3,738.34

8,142.09

132.53

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

~~\$29,560.94~~

\$ 12,012.96

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	61.58
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	748.55
910089634607	2091 SERENOA DR LUTZ FL 33558	61.58
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	61.58
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	61.58

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

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



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

Collective account number
9300 0001 2497

\$29,560.94
by Apr 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

88930000012497000660001754798000120129600029560940



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Business duke-energy.com/manage-bus

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

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Call 800.432.4770 or 811

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Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$0 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$0 after 7 p.m. or on the weekends.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	496.82
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	3,204.89
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	9,413.66
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	61.58
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	619.07
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	487.93
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	502.45
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	61.58
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	61.58
910089458097	2137 SERENOA DR LUTZ FL 33558	61.58
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	61.58
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	9,318.18
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	65.39
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,122.86
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	985.42
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	223.25
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	886.86

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	61.58
910084355645	000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	685.07
	Total Charges	\$29,560.94



Billing details

Account Information	Billing Details			Amounts	
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	\$30.00
	Meter Number:	4513470	Energy Charge	2.82	
	Bill Period:	Feb 02 - Mar 01	Fuel Charge	1.57	
	Present Read:	2228	Asset Securitization Charge	0.06	
	Previous Read:	2198	Minimum Bill Adjustment	9.53	
	Billed Usage:	30			
	Billed kWh	30.000			
			Regulatory Assessment Fee	0.02	\$0.79
			Gross Receipts Tax	0.77	
			Total		\$30.79
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	\$357.30
	Meter Number:	1049037	Energy Charge	216.18	
	Bill Period:	Feb 02 - Mar 01	Fuel Charge	120.42	
	Present Read:	65379	Asset Securitization Charge	4.68	
	Previous Read:	63084			
	Billed Usage:	2295			
	Billed kWh	2295.000			
			Regulatory Assessment Fee	0.26	\$9.43
			Gross Receipts Tax	9.17	
			Total		\$366.73
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	\$30.00
	Meter Number:	8246384	Energy Charge	2.17	
	Bill Period:	Feb 02 - Mar 01	Fuel Charge	1.21	
	Present Read:	1467	Asset Securitization Charge	0.05	
	Previous Read:	1444	Minimum Bill Adjustment	10.55	
	Billed Usage:	23			
	Billed kWh	23.000			
			Regulatory Assessment Fee	0.02	\$0.79
			Gross Receipts Tax	0.77	
			Total		\$30.79
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	\$30.00
	Meter Number:	3410166	Energy Charge	2.07	
	Bill Period:	Feb 02 - Mar 01	Fuel Charge	1.15	
	Present Read:	1254	Asset Securitization Charge	0.04	
	Previous Read:	1232	Minimum Bill Adjustment	10.72	
	Billed Usage:	22			
	Billed kWh	22.000			
			Regulatory Assessment Fee	0.02	\$0.79
			Gross Receipts Tax	0.77	
			Total		\$30.79
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	\$30.00
	Meter Number:	4463323	Energy Charge	1.89	
	Bill Period:	Feb 02 - Mar 01	Fuel Charge	1.05	



Billing details - continued

Account Information	Billing Details		Amounts		
	54W MITCH LED PT CLR	133	50MTCHTR III3K THRBM	18.24	
	54W MITCH LED TOPHAT	38	50 MTCHT III 3K TH	21.44	
	50 MTCH III 3K F	38	50 MTCH III 3K F	42.88	
	50 MTCHT III 3K TH	19	54W MITCH LED TOPHAT	36.48	
	50MTCHTR III3K THRBM	19	SV FLAGLER ACR 9500L	1,040.51	
	SV DRC27500	1,296	SV DRC27500	136.68	
	SV FLAGLER ACR 9500L	3,283	49W TRADITIONAL LED	8.30	
			54W MITCH LED PT CLR	127.68	
			50 MTCH III 3K F	2.78	
			54W MITCH LED TOPHAT	2.78	
			54W MITCH LED PT CLR	9.73	
			49W TRADITIONAL LED	1.39	
			SV DRC27500	22.20	
			50MTCHTR III3K THRBM	1.39	
			50 MTCHT III 3K TH	1.39	
			SV FLAGLER ACR 9500L	123.28	
			35 TT CNCRT/N-FLD MOUNT/1-4FIX	98.64	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	982.53	
			Regulatory Assessment Fee	2.30	\$13.60
			Gross Receipts Tax	11.30	
			Total		\$3,132.40
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	
	Meter Number: 8246383		Energy Charge	2.07	
	Bill Period: Feb 02 - Mar 01		Fuel Charge	1.15	\$30.00
	Present Read: 983		Asset Securitization Charge	0.04	
	Previous Read: 961		Minimum Bill Adjustment	10.72	
	Billed Usage: 22				
	Billed kWh 22.000				
			Regulatory Assessment Fee	0.02	\$0.79
			Gross Receipts Tax	0.77	
			Total		\$30.79
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	
	Meter Number: 1049785		Energy Charge	179.05	
	Bill Period: Feb 02 - Mar 01		Fuel Charge	99.75	\$298.70
	Present Read: 79399		Asset Securitization Charge	3.88	
	Previous Read: 77498				
	Billed Usage: 1901				
	Billed kWh 1901.000				
			Regulatory Assessment Fee	0.22	\$7.88
			Gross Receipts Tax	7.66	
			Total		\$306.58
910089507594 LONG LAKE RANCH COMM DEV DIS	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	\$234.01
			Energy Charge	138.08	



Billing details - continued

Account Information	Billing Details		Amounts
1906 NATURE VIEW DR LUTZ FL 33558	Meter Number:	4451364	Fuel Charge 76.92
	Bill Period:	Feb 02 - Mar 01	Asset Securitization Charge 2.99
	Present Read:	84292	
	Previous Read:	82826	
	Billed Usage:	1466	
	Billed kWh	1466.000	
		Regulatory Assessment Fee 0.17	\$6.17
		Gross Receipts Tax 6.00	
		Total	\$240.18
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
	Meter Number:	2778290	Energy Charge 132.52
	Bill Period:	Feb 02 - Mar 01	Fuel Charge 73.83
	Present Read:	84080	Asset Securitization Charge 2.87
	Previous Read:	82673	
	Billed Usage:	1407	
	Billed kWh	1407.000	
		Regulatory Assessment Fee 0.17	\$5.95
		Gross Receipts Tax 5.78	
		Total	\$231.19
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge 16.02
	Meter Number:	8263689	Energy Charge 1.03
	Bill Period:	Feb 02 - Mar 01	Fuel Charge 0.58
	Present Read:	1226	Asset Securitization Charge 0.02
	Previous Read:	1215	Minimum Bill Adjustment 12.35
	Billed Usage:	11	
	Billed kWh	11.000	
		Regulatory Assessment Fee 0.02	\$0.79
		Gross Receipts Tax 0.77	
		Total	\$30.79
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge 16.02
	Meter Number:	8246382	Energy Charge 3.48
	Bill Period:	Feb 02 - Mar 01	Fuel Charge 1.94
	Present Read:	792	Asset Securitization Charge 0.08
	Previous Read:	755	Minimum Bill Adjustment 8.48
	Billed Usage:	37	
	Billed kWh	37.000	
		Regulatory Assessment Fee 0.02	\$0.79
		Gross Receipts Tax 0.77	
		Total	\$30.79
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge 16.02
	Meter Number:	4470114	Energy Charge 2.73
	Bill Period:	Feb 02 - Mar 01	Fuel Charge 1.52
	Present Read:	1161	Asset Securitization Charge 0.06
	Previous Read:	1132	Minimum Bill Adjustment 9.67



Billing details - continued

Account Information	Billing Details		Amounts
	Billed Usage: 29		
	Billed kWh 29.000		
		Regulatory Assessment Fee 0.02	\$0.79
		Gross Receipts Tax 0.77	
		Total	\$30.79
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4522761 Bill Period: Feb 02 - Mar 01 Present Read: 1088 Previous Read: 1065 Billed Usage: 23 Billed kWh 23.000	Customer Charge 16.02 Energy Charge 2.17 Fuel Charge 1.21 Asset Securitization Charge 0.05 Minimum Bill Adjustment 10.55	\$30.00
		Regulatory Assessment Fee 0.02	\$0.79
		Gross Receipts Tax 0.77	
		Total	\$30.79
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Feb 02 - Mar 01 50 OTRAD BLK III 3K 17 54W MITCH LED PT 57 SV FLAGLER ACR 9500L 4,263	Customer Charge 1.70 Energy Charge 178.85 Fuel Charge 211.65 Asset Securitization Charge 2.43 50 OTRAD BLK III 3K 8.10 54W MITCH LED PT CLR 54.72 SV FLAGLER ACR 9500L 1,351.11 50 OTRAD BLK III 3K 1.39 54W MITCH LED PT CLR 4.17 SV FLAGLER ACR 9500L 160.08 35 TT CNCRT/N-FLD MOUNT/1-4FIX 8.22 16 DEC CNCRT W/DEC BS/ WSHNGTN 1,103.83	\$3,086.25
		Regulatory Assessment Fee 2.28	\$12.41
		Gross Receipts Tax 10.13	
		Total	\$3,098.66
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4465449 Bill Period: Feb 02 - Mar 01 Present Read: 3353 Previous Read: 3256 Billed Usage: 97 Billed kWh 97.000	Customer Charge 16.02 Energy Charge 9.13 Fuel Charge 5.09 Asset Securitization Charge 0.20	\$30.44
		Regulatory Assessment Fee 0.02	\$0.80
		Gross Receipts Tax 0.78	
		Total	\$31.24
910089421482 LONG LAKE RANCH COMM DEV DIS	General Service Non-Demand Sec (GS-1)	Customer Charge 16.02	\$887.56



duke-energy.com
877.372.8477

Billing details - continued

Account Information	Billing Details		Amounts		
19037 LONG LAKE RANCH BLVD LUTZ FL 33558	Meter Number:	222519	Energy Charge	552.05	
	Bill Period:	Feb 02 - Mar 01	Fuel Charge	307.53	
	Present Read:	331871	Asset Securitization Charge	11.96	
	Previous Read:	326010			
	Billed Usage:	5861			
	Billed kWh	5861.000			
		Regulatory Assessment Fee	0.66		\$23.43
		Gross Receipts Tax	22.77		
		Total			\$910.99
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	2.73	
	Bill Period:	Feb 02 - Mar 01	Fuel Charge	1.52	
	Present Read:	1161	Asset Securitization Charge	0.06	
	Previous Read:	1132	Minimum Bill Adjustment	9.67	
	Billed Usage:	29			
	Billed kWh	29.000			
		Regulatory Assessment Fee	0.02		\$0.79
		Gross Receipts Tax	0.77		
		Total			\$30.79
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	\$537.50
	Meter Number:	5407312	Energy Charge	330.32	
	Bill Period:	Feb 02 - Mar 01	Fuel Charge	184.01	
	Present Read:	293338	Asset Securitization Charge	7.15	
	Previous Read:	289831			
	Billed Usage:	3507			
	Billed kWh	3507.000			
		Regulatory Assessment Fee	0.40		\$14.19
		Gross Receipts Tax	13.79		
		Total			\$551.69
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	\$110.15
	Meter Number:	2778178	Energy Charge	59.63	
	Bill Period:	Feb 02 - Mar 01	Fuel Charge	33.21	
	Present Read:	36201	Asset Securitization Charge	1.29	
	Previous Read:	35568			
	Billed Usage:	633			
	Billed kWh	633.000			
		Regulatory Assessment Fee	0.08		\$2.91
		Gross Receipts Tax	2.83		
		Total			\$113.06
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	\$422.42
	Meter Number:	1015813	Energy Charge	257.42	
	Bill Period:	Feb 02 - Mar 01	Fuel Charge	143.40	
	Present Read:	273903	Asset Securitization Charge	5.58	
	Previous Read:	271170			



duke-energy.com
877.372.8477

Billing details - continued

Account Information	Billing Details		Amounts
	Billed Usage: 2733 Billed kWh 2733.000		
		Regulatory Assessment Fee 0.31 Gross Receipts Tax 10.84	\$11.15
		Total	\$433.57
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 915368 Bill Period: Feb 02 - Mar 01 Present Read: 983 Previous Read: 961 Billed Usage: 22 Billed kWh 22.000	Customer Charge 16.02 Energy Charge 2.07 Fuel Charge 1.15 Asset Securitization Charge 0.04 Minimum Bill Adjustment 10.72	\$30.00
		Regulatory Assessment Fee 0.02 Gross Receipts Tax 0.77	\$0.79
		Total	\$30.79
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 2775809 Bill Period: Feb 02 - Mar 01 Present Read: 268 Previous Read: 264 Billed Usage: 4 Billed kWh 4.000	Customer Charge 16.02 Energy Charge 0.37 Fuel Charge 0.21 Asset Securitization Charge 0.01 Minimum Bill Adjustment 13.39	\$30.00
		Regulatory Assessment Fee 0.02 Gross Receipts Tax 0.77	\$0.79
		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) Bill Period: Feb 02 - Mar 01 SV FLAGLER ACR 9500L 490	Customer Charge 1.70 Energy Charge 20.21 Fuel Charge 23.91 Asset Securitization Charge 0.27 SV FLAGLER ACR 9500L 155.30 SV FLAGLER ACR 9500L 18.40 16 DEC CNCRT W/DEC BS/ WSHNGTN 121.30	\$341.09
		Regulatory Assessment Fee 0.25 Gross Receipts Tax 1.18	\$1.43
		Total	\$342.52
		Total Amount Due	\$12,012.96

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



INVOICE

Invoice SW0000538797
Page Page 1 of 1
Date 03/01/2024
Customer 16948
Site 0
PO Number
Due Date 03/26/2024

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL				
	Serv #001 FEL MSW 1 - 6YD 1x Week				
01 - Mar	MONTHLY - WASTE COLLECTION (Mar 01/24 - Mar 31/24)		\$94.40	1.00	\$94.40
01 - Mar	ADMIN FEE - MONTHLY (Mar 01/24 - Mar 31/24)		\$3.95	1.00	\$3.95
01 - Mar	FUEL SURCHARGE				\$3.01
	SITE TOTAL				\$101.36

Account Status

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

INVOICE TOTAL \$101.36

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

Invoice SW0000538797
Page Page 1 of 1
Date 03/01/2024
Customer 16948
Site 0
PO Number
Due Date 03/26/2024

Please return this portion with payment to:

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

AMOUNT REMITTED

0025756SW0169480000SW000053879700000202939

EXHIBIT 7



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 22, 2024

Jackie Leger
Vesta District Services
250 International Pkwy, Suite 208
Lake Mary FL 32746

Dear Jackie Leger:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2024.

• [REDACTED]	[REDACTED]
• [REDACTED]	[REDACTED]
• [REDACTED]	[REDACTED]
• Long Lake Ranch Community Development District	1,462
• [REDACTED]	[REDACTED]

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

EXHIBIT 8

RESOLUTION 2024-06

[FISCAL YEAR 2025 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Long Lake Ranch Community Development District (“**District**”) prior to June 15, 2024, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 1, 2024
TIME: 6:00 p.m.
LOCATION: Long Lake Ranch Amenity Center
19037 Long Lake Ranch Blvd.
Lutz, Florida 33558

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to the public hearing set above, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2nd DAY OF MAY 2024.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

LONG LAKE RANCH CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 TO FY25
REVENUE			
ASSESSMENTS LEVIED:			
ASSESSMENTS LEVIED:	\$ 1,289,485	\$ 1,289,485	\$ -
EARLY PAYMENT DISCOUNT	(51,579)	(51,579)	-
EXCESS FEES			-
TOTAL REVENUE	1,237,906	1,237,906	-
EXPENDITURES			
ADMINISTRATIVE:			
SUPERVISORS - REGULAR MEETINGS	9,600	9,600	-
SUPERVISORS - WORKSHOPS	800	800	-
PAYROLL TAXES (BOS)	734	734	-
PAYROLL SERVICES FEES	600	600	-
DISTRICT MANAGEMENT	20,000	20,000	-
ADMINISTRATIVE	11,000	11,000	-
ACCOUNTING	11,000	11,000	-
ASSESSMENT ROLL PREPERATION	5,000	5,000	-
MEETING OVERAGES	-	-	-
DISTRICT COUNSEL	35,000	35,000	-
DISTRICT ENGINEER	14,000	14,000	-
ARBITRAGE REBATE CALCULATION	1,500	1,500	-
TRUSTEE FEES	15,701	15,701	-
BANK FEES	150	150	-
DISSEMINATION AGENT	3,000	3,000	-
AUDITING	6,000	6,000	-
REGULATORY PERMITS AND FEES	175	175	-
PROPERTY TAXES	250	250	-
SALES TAX			-
LEGAL ADVERTISING	1,500	1,500	-
WEBSITE HOSTING	1,600	1,600	-
MISC. SERVICE	-	-	-
TOTAL ADMINISTRATIVE	137,610	137,610	-
INSURANCE:			
PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	27,154	27,154	-
TOTAL INSURANCE	27,154	27,154	-
UTILITIES:			
UTILITIES - ELECTRICITY	60,000	60,000	-
UTILITIES - STREETLIGHTS	115,000	115,000	-
UTILITIES - WATER/SEWER	11,000	11,000	-
UTILITIES - RECLAIMED WATER	-	-	-
UTILITIES - SOLID WASTE ASSESSMENT	1,500	1,500	-
UTILITIES - SOLID WASTE REMOVAL	2,500	2,500	-
TOTAL UTILITIES	190,000	190,000	-
SECURITY:			
SECURITY MONITORING SERVICES	-	-	-
SECURITY REPAIRS & MAINTENANCE	7,500	7,500	-
TOTAL SECURITY	7,500	7,500	-
COMMUNITY MAINTENANCE			
FIELD SERVICES	5,051	5,051	-
FOUNTAIN SERVICE REPAIRS & MAINTENANCE	4,000	4,000	-
AQUATIC MAINTENANCE	29,520	29,520	-
MITIGATION AREA MONITORING & MAINTENANCE	3,100	3,100	-
AQUATIC PLANT REPLACEMENT	2,750	2,750	-
STORMWATER SYSTEM MAINTENANCE	-	-	-
MIDGE FLY TREATMENTS	-	-	-
FISH STOCKING	11,100	11,100	-
LAKE & POND MAINTENANCE	20,000	20,000	-
ENTRY & WALLS MAINTENANCE	5,500	5,500	-
LANDSCAPE MAINTENANCE - CONTRACT	172,305	172,305	-
LANDSCAPE REPLACEMENT MULCH	70,000	70,000	-

**LONG LAKE RANCH CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 TO FY25
LANDSCAPE REPLACEMENT ANNUALS	29,000	29,000	-
LANDSCAPE REPLACEMENT PLANTS & SHRUBS	45,000	45,000	-
TREE TRIMMING & MAINTENANCE	16,000	16,000	-
OTHER LANDSCAPE -FIRE ANT TREAT	4,500	4,500	-
IRRIGATION REPAIRS & MAINTENANCE	12,000	12,000	-
DECORATIVE LIGHT MAINTENANCE	9,050	9,050	-
PRESSURE WASHING	35,000	35,000	-
VOLUNTEER SUPPLIES	2,000	2,000	-
FIELD CONTINGENCY	40,000	40,000	-
TOTAL COMMUNITY MAINTENANCE	515,876	515,876	-
ROAD & STREET FACILITIES			
SIDEWALK REPAIR & MAINTENANCE	1,000	1,000	-
ROADWAY REPAIR & MAINTENANCE	1,000	1,000	-
SIGNAGE REPAIR & REPLACEMENT	5,000	5,000	-
TOTAL ROAD & STREET FACILITIES	7,000	7,000	-
AMENITY MAINTENANCE			
CLUBHOUSE MANAGEMENT	129,857	129,857	-
POOL MAINTENANCE - CONTRACT	28,608	28,608	-
DOG WASTE STATION SUPPLIES	5,460	5,460	-
AMENITY MAINTENANCE & REPAIR	21,000	21,000	-
OFFICE SUPPLIES	1,200	1,200	-
FURNITURE REPAIR/REPLACEMENT	1,750	1,750	-
CLUBHOUSE CLEANING			
POOL REPAIRS	2,000	2,000	-
POOL PERMITS	1,000	1,000	-
COMMUNICATIONS (TEL, FAX, INTERNET)	5,000	5,000	-
FACILITY A/C & HEATING MAINTENANCE & REPAIRS	2,000	2,000	-
COMPUTER SUPPORT MAINTENANCE & REPAIR	1,000	1,000	-
PARK & PLAYGROUND MAINTENANCE & REPAIRS	6,600	6,600	-
PEST CONTROL	2,460	2,460	-
CLUBHOUSE JANITORIAL SUPPLIES	3,000	3,000	-
TOTAL AMENITY MAINTENANCE	210,935	210,935	-
PROJECT BUDGET			
CAPITAL IMPROVEMENT PLAN (CIP)	116,042	116,042	-
TOTAL PROJECT BUDGET	116,042	116,042	-
TOTAL EXPENDITURES	1,212,116	1,212,116	-
OTHER FINANCING SOURCES & USES			
TRANSFER TO RESERVES	-	-	-
COUNTY COLLECTION COSTS	25,790	25,790	-
EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES	\$ -	\$ -	\$ -
FUND BALANCE			
FUND BALANCE - BEGINNING	465,450	465,450	-
NET CHANGE IN FUND BALANCE	-	-	-
FUND BALANCE - ENDING - PROJECTED	\$ 465,450	\$ 465,450	\$ -

**LONG LAKE RANCH CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 TO FY25
REVENUES			
ASSESSMENTS LEVIED	\$ 319,149	\$ 319,149	\$ -
EARLY PAYMENT DISCOUNT	\$ (12,766)	(12,766)	
EXCESS FEES			
INTEREST & MISCELLANEOUS	-	-	-
TOTAL REVENUES	306,383	306,383	-
EXPENDITURES			
CAPITAL IMPROVEMENT PLAN			
CONTINGENCY			
CRF BALANCE INCREASE	300,000	300,000	
TOTAL EXPENDITURES	300,000	300,000	-
OTHER FINANCING SOURCES & USES			
COUNTY COLLECTION COSTS	(6,383)	(6,383)	-
TRANSFER IN FROM GENERAL FUND			-
TOTAL OTHER FINANCING SOURCES & USES	(6,383)	(6,383)	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ (0)	\$ (0)	\$ -
FUND BALANCE			
FUND BALANCE - BEGINNING	1,253,105	1,553,105	
NET CHANGE IN FUND BALANCE	300,000	300,000	-
FUND BALANCE - ENDING - PROJECTED	\$ 1,553,105	\$ 1,853,105	\$ -

**LONG LAKE RANCH CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

GROSS O&M ADMIN BUDGET: \$175,280.85

GROSS O&M FIELD BUDGET: \$1,114,204.50

GROSS CAPITAL RESERVE FUND: \$319,148.94

UNIT SIZE & PHASE	UNITS ASSESSED				ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2014A-1 DEBT SERVICE (1)	SERIES 2015A-1 DEBT SERVICE (1)	SERIES 2016 DEBT SERVICE (1)	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CAPITAL RESERVE	CAPITAL RESERVE PER LOT
PHASES 1 & 2																			
TOWNHOME/ATTACHED	116	116			1.00	116.0	13.65%	\$23,920.68	\$206.21	0.85	98.6	12.03%	\$134,074.40	\$1,155.81	0.85	98.6	12.03%	\$38,403.81	\$331.07
SINGLE FAMILY 45'	86	86			1.00	86.0	10.12%	\$17,734.30	\$206.21	0.95	81.7	9.97%	\$111,094.10	\$1,291.79	0.95	81.7	9.97%	\$31,821.42	\$370.02
SINGLE FAMILY 55'	144	142			1.00	144.0	16.94%	\$29,694.64	\$206.21	1.00	144.0	17.57%	\$195,808.45	\$1,359.78	1.00	144.0	17.57%	\$56,086.71	\$389.49
SINGLE FAMILY 65'	35	35			1.00	35.0	4.12%	\$7,217.45	\$206.21	1.05	36.8	4.48%	\$49,971.95	\$1,427.77	1.05	36.8	4.48%	\$14,313.79	\$408.97
PHASE 3																			
TOWNHOME/ATTACHED	83		83		1.00	83.0	9.76%	\$17,115.66	\$206.21	0.85	70.6	8.61%	\$95,932.55	\$1,155.81	0.85	70.6	8.61%	\$27,478.59	\$331.07
SINGLE FAMILY 45'	28		28		1.00	28.0	3.29%	\$5,773.96	\$206.21	0.95	26.6	3.25%	\$36,170.17	\$1,291.79	0.95	26.6	3.25%	\$10,360.46	\$370.02
SINGLE FAMILY 55'	110		110		1.00	110.0	12.94%	\$22,683.40	\$206.21	1.00	110.0	13.42%	\$149,575.90	\$1,359.78	1.00	110.0	13.42%	\$42,844.01	\$389.49
SINGLE FAMILY 65'	49		49		1.00	49.0	5.76%	\$10,104.43	\$206.21	1.05	51.5	6.28%	\$69,960.73	\$1,427.77	1.05	51.5	6.28%	\$20,039.31	\$408.97
PHASE 4																			
SINGLE FAMILY 45'	61			60	1.00	61.0	7.18%	\$12,578.98	\$206.21	0.95	58.0	7.07%	\$78,799.31	\$1,291.79	0.95	58.0	7.07%	\$22,571.00	\$370.02
SINGLE FAMILY 55'	62			62	1.00	62.0	7.29%	\$12,785.19	\$206.21	1.00	62.0	7.57%	\$84,306.42	\$1,359.78	1.00	62.0	7.57%	\$24,148.44	\$389.49
SINGLE FAMILY 65'	76			75	1.00	76.0	8.94%	\$15,672.17	\$206.21	1.05	79.8	9.74%	\$108,510.52	\$1,427.77	1.05	79.8	9.74%	\$31,081.38	\$408.97
	850	379	270	197		850.0	100.00%	\$175,280.85			819.4	100.00%	\$1,114,204.50			819.4	100.00%	\$319,148.94	

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT (2)				PROPOSED TOTAL PER UNIT (3)
	TOTAL O&M & CRF PER LOT	SERIES 2014A-1 DEBT SERVICE	SERIES 2015A-1 DEBT SERVICE	SERIES 2016 DEBT SERVICE	
PHASES 1 & 2					
TOWNHOME/ATTACHED	\$1,693.09	\$637.76			\$2,330.85
SINGLE FAMILY 45'	\$1,868.02	\$850.34			\$2,718.36
SINGLE FAMILY 55'	\$1,955.48	\$1,062.93			\$3,018.41
SINGLE FAMILY 65'	\$2,042.95	\$1,169.22			\$3,212.17
PHASE 3					
TOWNHOME/ATTACHED	\$1,693.09		\$637.76		\$2,330.85
SINGLE FAMILY 45'	\$1,868.02		\$850.34		\$2,718.36
SINGLE FAMILY 55'	\$1,955.48		\$1,062.93		\$3,018.41
SINGLE FAMILY 65'	\$2,042.95		\$1,169.22		\$3,212.17
PHASE 4					
SINGLE FAMILY 45'	\$1,868.02			\$850.04	\$2,718.06
SINGLE FAMILY 55'	\$1,955.48			\$1,062.55	\$3,018.03
SINGLE FAMILY 65'	\$2,042.95			\$1,168.80	\$3,211.75

UNIT SIZE & PHASE	FY 2024 O&M PER LOT	FY 2025 O&M PER LOT	\$ VARIANCE PER LOT	\$ VARIANCE PER MONTH
	PHASES 1 & 2			
TOWNHOME/ATTACHED	\$1,362.03	\$1,362.03	\$0.00	\$0.00
SINGLE FAMILY 45'	\$1,498.00	\$1,498.00	\$0.00	\$0.00
SINGLE FAMILY 55'	\$1,565.99	\$1,565.99	\$0.00	\$0.00
SINGLE FAMILY 65'	\$1,633.98	\$1,633.98	\$0.00	\$0.00
PHASE 3				
TOWNHOME/ATTACHED	\$1,362.03	\$1,362.03	\$0.00	\$0.00
SINGLE FAMILY 45'	\$1,498.00	\$1,498.00	\$0.00	\$0.00
SINGLE FAMILY 55'	\$1,565.99	\$1,565.99	\$0.00	\$0.00
SINGLE FAMILY 65'	\$1,633.98	\$1,633.98	\$0.00	\$0.00
PHASE 4				
SINGLE FAMILY 45'	\$1,498.00	\$1,498.00	\$0.00	\$0.00
SINGLE FAMILY 55'	\$1,565.99	\$1,565.99	\$0.00	\$0.00
SINGLE FAMILY 65'	\$1,633.98	\$1,633.98	\$0.00	\$0.00

FY 2024 CRF PER LOT	FY 2025 CRF PER LOT	\$ VARIANCE PER LOT	\$ VARIANCE PER MONTH
\$331.07	\$331.07	\$0.00	\$0.00
\$370.02	\$370.02	\$0.00	\$0.00
\$389.49	\$389.49	\$0.00	\$0.00
\$408.97	\$408.97	\$0.00	\$0.00
\$331.07	\$331.07	\$0.00	\$0.00
\$370.02	\$370.02	\$0.00	\$0.00
\$389.49	\$389.49	\$0.00	\$0.00
\$408.97	\$408.97	\$0.00	\$0.00
\$370.02	\$370.02	\$0.00	\$0.00
\$389.49	\$389.49	\$0.00	\$0.00
\$408.97	\$408.97	\$0.00	\$0.00

(1) Reflects the total number of lots with Series 2014A-1, 2015A-1 and 2016 debt outstanding.

(2) Annual debt service assessments per unit adopted in connection with the Series 2014A-1 2015A-1 & 2016 bond issuances. Annual Debt Service Assessments includes principal, interest, Pasco County collection costs and early payment discounts.

(3) Annual assessments that will appear on the November, 2024 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**LONG LAKE RANCH CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS**

Chart of Accounts	Series 2014A-1	Series 2015A-1	Series 2016	FY25 Budget
REVENUES				
NET SPECIAL ASSESSMENTS ⁽¹⁾	\$ 317,500	\$ 235,938	\$ 191,881	\$ 745,319
TOTAL REVENUES	317,500	235,938	191,881	745,319
EXPENDITURES				
DEBT SERVICE REQUIREMENT				
5/1/2025				
INTEREST	110,250	84,369	60,500	255,119
PRINCIPAL	100,000	65,000	70,000	235,000
11/1/2025				
INTEREST	107,250	82,419	59,100	248,769
TOTAL EXPENDITURES	317,500	231,788	189,600	738,888
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ 4,150	\$ 2,281	\$ 6,431

Net Debt Service Assessments	\$ 745,318.75
Pasco County Collection Costs (2%) and Early Payment Discounts (4%)	\$ 47,573.54
Gross Debt Service Assessments	\$ 792,892.29

⁽¹⁾ Maximum Annual Debt Service (MADS) less any prepaid assessments received.

LONG LAKE RANCH CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
SERIES 2014A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
11/1/2023						3,765,000
5/1/2024	90,000	5.625%	112,781	202,781		3,675,000
11/1/2024	-	6.000%	110,250	110,250	313,031	3,675,000
5/1/2025	100,000	6.000%	110,250	210,250		3,575,000
11/1/2025	-	6.000%	107,250	107,250	317,500	3,575,000
5/1/2026	105,000	6.000%	107,250	212,250		3,470,000
11/1/2026	-	6.000%	104,100	104,100	316,350	3,470,000
5/1/2027	110,000	6.000%	104,100	214,100		3,360,000
11/1/2027	-	6.000%	100,800	100,800	314,900	3,360,000
5/1/2028	115,000	6.000%	100,800	215,800		3,245,000
11/1/2028	-	6.000%	97,350	97,350	313,150	3,245,000
5/1/2029	125,000	6.000%	97,350	222,350		3,120,000
11/1/2029	-	6.000%	93,600	93,600	315,950	3,120,000
5/1/2030	130,000	6.000%	93,600	223,600		2,990,000
11/1/2030	-	6.000%	89,700	89,700	313,300	2,990,000
5/1/2031	140,000	6.000%	89,700	229,700		2,850,000
11/1/2031	-	6.000%	85,500	85,500	315,200	2,850,000
5/1/2032	150,000	6.000%	85,500	235,500		2,700,000
11/1/2032	-	6.000%	81,000	81,000	316,500	2,700,000
5/1/2033	160,000	6.000%	81,000	241,000		2,540,000
11/1/2033	-	6.000%	76,200	76,200	317,200	2,540,000
5/1/2034	170,000	6.000%	76,200	246,200		2,370,000
11/1/2034	-	6.000%	71,100	71,100	317,300	2,370,000
5/1/2035	180,000	6.000%	71,100	251,100		2,190,000
11/1/2035	-	6.000%	65,700	65,700	316,800	2,190,000
5/1/2036	190,000	6.000%	65,700	255,700		2,000,000
11/1/2036	-	6.000%	60,000	60,000	315,700	2,000,000
5/1/2037	200,000	6.000%	60,000	260,000		1,800,000
11/1/2037	-	6.000%	54,000	54,000	314,000	1,800,000
5/1/2038	215,000	6.000%	54,000	269,000		1,585,000
11/1/2038	-	6.000%	47,550	47,550	316,550	1,585,000
5/1/2039	225,000	6.000%	47,550	272,550		1,360,000
11/1/2039	-	6.000%	40,800	40,800	313,350	1,360,000
5/1/2040	240,000	6.000%	40,800	280,800		1,120,000
11/1/2040	-	6.000%	33,600	33,600	314,400	1,120,000
5/1/2041	255,000	6.000%	33,600	288,600		865,000
11/1/2041	-	6.000%	25,950	25,950	314,550	865,000
5/1/2042	270,000	6.000%	25,950	295,950		595,000
11/1/2042	-	6.000%	17,850	17,850	313,800	595,000
5/1/2043	290,000	6.000%	17,850	307,850		305,000
11/1/2043	-	6.000%	9,150	9,150	317,000	305,000
5/1/2044	305,000	6.000%	9,150	314,150	314,150	-
Total	\$ 3,765,000		\$ 2,855,681	\$ 6,620,681	\$ 6,620,681	

Max Annual DS: 317,500

Footnote:

Data herein for the CDD's budgetary process purposes only.

LONG LAKE RANCH CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
SERIES 2015A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						2,920,000
11/1/2021		6.000%	89,769	89,769	89,769	2,920,000
5/1/2022	55,000	6.000%	89,769	144,769		2,865,000
11/1/2022	-	6.000%	88,119	88,119	232,888	2,865,000
5/1/2023	60,000	6.000%	88,119	148,119		2,805,000
11/1/2023	-	6.000%	86,319	86,319	234,438	2,805,000
5/1/2024	65,000	6.000%	86,319	151,319		2,740,000
11/1/2024	-	6.000%	84,369	84,369	235,688	2,740,000
5/1/2025	65,000	6.000%	84,369	149,369		2,675,000
11/1/2025	-	6.000%	82,419	82,419	231,788	2,675,000
5/1/2026	70,000	6.000%	82,419	152,419		2,605,000
11/1/2026	-	6.000%	80,319	80,319	232,738	2,605,000
5/1/2027	75,000	6.000%	80,319	155,319		2,530,000
11/1/2027	-	6.000%	78,069	78,069	233,388	2,530,000
5/1/2028	80,000	6.000%	78,069	158,069		2,450,000
11/1/2028	-	6.000%	75,669	75,669	233,738	2,450,000
5/1/2029	85,000	6.000%	75,669	160,669		2,365,000
11/1/2029	-	6.000%	73,119	73,119	233,788	2,365,000
5/1/2030	90,000	6.000%	73,119	163,119		2,275,000
11/1/2030	-	6.000%	70,419	70,419	233,538	2,275,000
5/1/2031	95,000	6.000%	70,419	165,419		2,180,000
11/1/2031	-	6.000%	67,569	67,569	232,988	2,180,000
5/1/2032	100,000	6.000%	67,569	167,569		2,080,000
11/1/2032	-	6.000%	64,569	64,569	232,138	2,080,000
5/1/2033	110,000	6.000%	64,569	174,569		1,970,000
11/1/2033	-	6.000%	61,269	61,269	235,838	1,970,000
5/1/2034	115,000	6.000%	61,269	176,269		1,855,000
11/1/2034	-	6.000%	57,819	57,819	234,088	1,855,000
5/1/2035	120,000	6.000%	57,819	177,819		1,735,000
11/1/2035	-	6.250%	54,219	54,219	232,038	1,735,000
5/1/2036	130,000	6.250%	54,219	184,219		1,605,000
11/1/2036	-	6.250%	50,156	50,156	234,375	1,605,000
5/1/2037	135,000	6.250%	50,156	185,156		1,470,000
11/1/2037	-	6.250%	45,938	45,938	231,094	1,470,000
5/1/2038	145,000	6.250%	45,938	190,938		1,325,000
11/1/2038	-	6.250%	41,406	41,406	232,344	1,325,000
5/1/2039	155,000	6.250%	41,406	196,406		1,170,000
11/1/2039	-	6.250%	36,563	36,563	232,969	1,170,000
5/1/2040	165,000	6.250%	36,563	201,563		1,005,000
11/1/2040	-	6.250%	31,406	31,406	232,969	1,005,000
5/1/2041	175,000	6.250%	31,406	206,406		830,000
11/1/2041	-	6.250%	25,938	25,938	232,344	830,000
5/1/2042	190,000	6.250%	25,938	215,938		640,000
11/1/2042	-	6.250%	20,000	20,000	235,938	640,000
5/1/2043	200,000	6.250%	20,000	220,000		440,000
11/1/2043	-	6.250%	13,750	13,750	233,750	440,000
5/1/2044	215,000	6.250%	13,750	228,750		225,000
11/1/2044	-	6.250%	7,031	7,031	235,781	225,000
5/1/2045	225,000	6.250%	7,031	232,031	232,031	-
Total	\$ 2,920,000		\$ 2,772,438	\$ 5,692,438	\$ 5,692,438	

Max Annual DS: 235,938

Footnote:
SECURITY REPAIRS & MAINTENANCE

LONG LAKE RANCH CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
SERIES 2016 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						2,725,000
5/1/2023	65,000	4.000%	63,100	128,100		2,660,000
11/1/2023	-	4.000%	61,800	61,800	189,900	2,660,000
5/1/2024	65,000	4.000%	61,800	126,800		2,595,000
11/1/2024	-	4.000%	60,500	60,500	187,300	2,595,000
5/1/2025	70,000	4.000%	60,500	130,500		2,525,000
11/1/2025	-	4.000%	59,100	59,100	189,600	2,525,000
5/1/2026	75,000	4.000%	59,100	134,100		2,450,000
11/1/2026	-	4.625%	57,600	57,600	191,700	2,450,000
5/1/2027	75,000	4.625%	57,600	132,600		2,375,000
11/1/2027	-	4.625%	55,866	55,866	188,466	2,375,000
5/1/2028	80,000	4.625%	55,866	135,866		2,295,000
11/1/2028	-	4.625%	54,016	54,016	189,881	2,295,000
5/1/2029	85,000	4.625%	54,016	139,016		2,210,000
11/1/2029	-	4.625%	52,050	52,050	191,066	2,210,000
5/1/2030	85,000	4.625%	52,050	137,050		2,125,000
11/1/2030	-	4.625%	50,084	50,084	187,134	2,125,000
5/1/2031	90,000	4.625%	50,084	140,084		2,035,000
11/1/2031	-	4.625%	48,003	48,003	188,088	2,035,000
5/1/2032	95,000	4.625%	48,003	143,003		1,940,000
11/1/2032	-	4.625%	45,806	45,806	188,809	1,940,000
5/1/2033	100,000	4.625%	45,806	145,806		1,840,000
11/1/2033	-	4.625%	43,494	43,494	189,300	1,840,000
5/1/2034	105,000	4.625%	43,494	148,494		1,735,000
11/1/2034	-	4.625%	41,066	41,066	189,559	1,735,000
5/1/2035	110,000	4.625%	41,066	151,066		1,625,000
11/1/2035	-	4.625%	38,522	38,522	189,588	1,625,000
5/1/2036	115,000	4.625%	38,522	153,522		1,510,000
11/1/2036	-	4.750%	35,863	35,863	189,384	1,510,000
5/1/2037	120,000	4.750%	35,863	155,863		1,390,000
11/1/2037	-	4.750%	33,013	33,013	188,875	1,390,000
5/1/2038	125,000	4.750%	33,013	158,013		1,265,000
11/1/2038	-	4.750%	30,044	30,044	188,056	1,265,000
5/1/2039	135,000	4.750%	30,044	165,044		1,130,000
11/1/2039	-	4.750%	26,838	26,838	191,881	1,130,000
5/1/2040	140,000	4.750%	26,838	166,838		990,000
11/1/2040	-	4.750%	23,513	23,513	190,350	990,000
5/1/2041	145,000	4.750%	23,513	168,513		845,000
11/1/2041	-	4.750%	20,069	20,069	188,581	845,000
5/1/2042	155,000	4.750%	20,069	175,069		690,000
11/1/2042	-	4.750%	16,388	16,388	191,456	690,000
5/1/2043	160,000	4.750%	16,388	176,388		530,000
11/1/2043	-	4.750%	12,588	12,588	188,975	530,000
5/1/2044	170,000	4.750%	12,588	182,588		360,000
11/1/2044	-	4.750%	8,550	8,550	191,138	360,000
5/1/2045	175,000	4.750%	8,550	183,550	183,550	185,000
11/1/2045	-	4.750%	4,394	4,394	4,394	185,000
5/1/2046	185,000	4.750%	4,394	189,394	189,394	-
Total	\$ 2,725,000		\$ 1,821,425	\$ 4,546,425	\$ 4,546,425	

Max Annual DS: 191,881

Footnote:

Data herein for the CDD's budgetary process purposes only.

EXHIBIT 9

**AGREEMENT FOR
DISTRICT MANAGEMENT SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 1st day of June 2024, by and between:

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida, with a mailing address of 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 (the “**District**”); and

BREEZE CONNECTED, LLC D/B/A BREEZE, a Florida limited liability company, with offices located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 (hereinafter “**Consultant**” and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), and by ordinance adopted by the Board of County Commissioners of Pasco County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure;

WHEREAS, the District wishes to retain an independent contractor to provide professional district management services, all as more particularly described herein and in **Exhibit A**, which is incorporated herein by reference;

WHEREAS, Consultant represents and warrants to the District that it is qualified, capable and willing to provide such services and the District desires to enter into this Agreement with the Consultant for the same; and

WHEREAS, the District and Consultant warrant and agree that they have the right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PURPOSE; SCOPE OF SERVICES: The purpose of this Agreement is for the Consultant to provide professional district management services to the District pursuant to the Act. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Agreement. The Consultant shall not commence providing the services to be performed pursuant to this Agreement and **Exhibit A** until June 1, 2024; provided

however, prior to such date, at Consultant's own expense, Consultant may attend District Board meetings, consult with District staff and/or supervisors, and take such other actions as it deems necessary in order to effectively provide the services starting June 1, 2024.

A. Standard On-Going District Management Services ("Standard Services"). The Consultant shall provide the following Standard Services to the District pursuant to this Agreement:

1. **Management** – services include the conducting of one (1) two and one-half (2.5) hour board meeting per month, one (1) workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
2. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, *Florida Statutes*, and the District's adopted Rules of Procedure, preparation and delivery of agenda;
3. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity;
4. **Assessment Revenue Collection & Reporting** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments.
5. **Field Management Services** – services include oversight of field services maintenance, including managing vendor contracts relating to District facilities and landscape/irrigation maintenance.
6. **Website Administration** - Consultant shall ensure that the District's website(s) remain in compliance with all applicable Florida law regarding the content and functionality.
7. **Dissemination Agent** - Consultant shall serve as the District's dissemination agent under any District continuing disclosure agreements.

B. Time Frame. The Standard Services shall be provided on a monthly basis as detailed in this Agreement.

SECTION 3. ADDITIONAL SERVICES. In addition to the Standard Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services described herein or in Exhibit A, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, will be considered additional services (“**Additional Services**”). Additional services must be authorized by the District prior to being provided by Consultant. Such Additional Services may include, but are not limited to:

A. Meetings: Extended meetings (beyond three (3.0) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports: modifications and certifications to special assessment allocation report; true-up analysis;

C. Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings

D. Amendment to District boundary;

E. Grant Applications;

F. Escrow Agent;

G. Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;

H. Extraordinary public records requests that are extensive in nature, as defined by District’s adopted Rules of Procedure, requiring significant effort to fulfill.

If any Additional Services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the Consultant. All Additional Services will remain subject to the terms and conditions of this Agreement.

SECTION 4. LITIGATION SUPPORT SERVICES. Upon the District’s request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Agreement. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to

beginning any litigation support services. The Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.

SECTION 5. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES. These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by Consultant for providing those services to the extent authorized by law and the District's Rules of Procedure.

SECTION 6. DISTRICT MANAGER. Throughout the term of this Agreement, Patricia C. Thibault shall serve as the District Manager for the District. If at any time Patricia C. Thibault shall no longer serve as Consultant's District Manager for the District pursuant to this Agreement, Consultant shall consult with the District's Board of Supervisors regarding the succeeding District Manager hereunder. Notwithstanding the prior sentence, both Parties acknowledge that Consultant shall be acting as an independent contractor under this Agreement and any District Manager provided by Consultant, including Patricia C. Thibault, is solely employees of Consultant and not employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise, all as further provided in Section 27 of this Agreement.

SECTION 7. TERM. The initial term of this Agreement commences on June 1, 2024, and continue until May 31, 2025 ("**Initial Term**"), unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one-year terms ("**Renewal Terms**"), unless terminated pursuant to its terms. The Consultant acknowledges that the prices of this Agreement are firm and that the Consultant may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors.

SECTION 8. FEES AND EXPENSES; PAYMENT TERMS.

A. Fees and Expenses.

1. A schedule of fees for the services provided pursuant to this Agreement is attached hereto as **Exhibit B** to this Agreement, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services it provides pursuant to this Agreement in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Agreement, the District shall compensate the Consultant only for those services provided under the terms of this Agreement.
2. Unless otherwise specified by this Agreement, the Consultant will invoice the District for the Consultant's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Agreement is approved will be

provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within thirty (30) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, *Florida Statutes*. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

3. Fees for the first three (3) years (i.e., the Initial Term and two (2) Renewal Terms) of the Standard Services described in this Agreement are set forth in Exhibit B; thereafter, fees for the Standard Services may be negotiated annually by the Parties. Any amendment to Standard Services fees must comply with the amendment procedure in this Agreement and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Agreement terms.
4. In the event the District authorizes a requested change in the scope of services, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
5. For the purposes of this Agreement, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard Services, as provided in this Agreement. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. Payment Terms.

1. **Standard Services.** Standard Services will be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
2. **Additional Services.** Additional Services will either be billed monthly at the Consultant's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
3. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's proposed hourly rate, as authorized by the District and negotiated by the Parties.

4. **Out-of-Pocket Expenses.** Out-of-Pocket expenses not included under the Standard Services of the Consultant will be billed monthly as incurred.

SECTION 9. SUSPENSION OF SERVICES FOR NON-PAYMENT. Unless nonpayment is the fault of the Consultant, the Consultant shall have the right to suspend services being provided pursuant to this Agreement if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70, *Florida Statutes*. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.

SECTION 10. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Consultant.

SECTION 11. RESPONSIBILITIES.

A. **District Responsibilities.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Agreement. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. **Limitations of Responsibilities.** To the extent not referenced herein, and to the extent consistent with Section 190.006, *Florida Statutes*, Consultant shall not be responsible for the acts or omissions of any other Consultant or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Agreement which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

SECTION 12. TERMINATION. This Agreement may be terminated as follows:

A. By the District for "good cause" immediately, which shall include, but is not limited to, misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be effected by written (electronic) notice to Consultant.

B. By the Consultant for "good cause" immediately, which shall include, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Agreement, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written (electronic) notice to District.

C. By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.

D. Upon any termination of this Agreement, the Consultant shall be entitled to payment for all services rendered pursuant to this Agreement up until the effective date of the termination of this Agreement, subject to whatever claims or off-sets the District may have against the Consultant. Consultant will make all reasonable efforts to provide for an orderly transfer of the books and records of the District to the District or its designee.

SECTION 13. GENERAL TERMS AND CONDITIONS.

A. The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant's activities and work pursuant to the Agreement within twenty-four hours (24) hours.

B. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

SECTION 14. APPLICABLE LAW AND VENUE. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA WITHOUT REFERENCE TO THE PRINCIPLES OF CONFLICT OF LAWS. EXCEPT FOR ACTIONS SEEKING INJUNCTIVE RELIEF (WHICH MAY BE BROUGHT IN ANY APPROPRIATE JURISDICTION), SUITS UNDER THIS AGREEMENT SHALL ONLY BE BROUGHT IN A COURT OF COMPETENT JURISDICTION IN THE COUNTY OF PASCO, STATE OF FLORIDA. THIS CHOICE OF VENUE IS INTENDED BY THE PARTIES TO BE MANDATORY AND NOT PERMISSIVE IN NATURE, AND TO PRECLUDE THE POSSIBILITY OF LITIGATION BETWEEN THE PARTIES WITH RESPECT TO, OR ARISING OUT OF, THIS AGREEMENT IN ANY JURISDICTION OTHER THAN THAT SPECIFIED IN THIS SECTION. EACH PARTY WAIVES ANY RIGHT IT MAY HAVE TO ASSERT THE DOCTRINE OF FORUM NON CONVENIENS OR SIMILAR DOCTRINE OR TO OBJECT TO VENUE WITH RESPECT TO ANY PROCEEDING BROUGHT IN ACCORDANCE WITH THIS SECTION.

SECTION 15. INDEMNIFICATION.

A. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, *Florida Statutes*), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Agreement.

B. Consultant Indemnification. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Agreement. Additionally, nothing in this Agreement requires Consultant to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Consultant as jointly liable parties; however, Consultant shall indemnify the District for any and all percentage of fault attributable to Consultant for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault.

C. Sovereign Immunity; Indemnification Obligations. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. Indemnification obligations under this Agreement shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments as ordered.

SECTION 16. INSURANCE.

A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Agreement.

B. The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Agreement:

1. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
2. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
3. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
4. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.

5. Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).

C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Agreement (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

D. If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 17. ASSIGNMENT. Neither the District nor the Consultant may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.

SECTION 18. COMPLIANCE WITH PUBLIC RECORDS LAWS. Consultant understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Consultant acknowledges that the designated public records custodian for the District is **Patricia Thibault** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, and the District's Rules of Procedure; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Consultant does not transfer the records to the Public Records Custodian of the District; 4) follow the District's Records Request Policy; and 5) upon completion of the Agreement, transfer to the District or its designee, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Office products, Adobe PDF formats, or the other information technology systems of the District.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 565-4663, OR BY EMAIL AT PATRICIA@BREEZEHOME.COM, OR BY REGULAR MAIL AT 1540 INTERNATIONAL PARKWAY, SUITE 2000, LAKE MARY, FLORIDA 32746.

SECTION 19. NOTICES. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Long Lake Ranch Community Development District
c/o Breeze
1540 International Parkway, Suite 2000
Lake Mary, Florida 32746
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

If to the Consultant: Breeze
1540 International Parkway, Suite 2000
Lake Mary, Florida 32746
Attn: Patricia Thibault

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

SECTION 20. EFFECTIVE DATE. This Agreement shall become effective upon execution by both the District and the Consultant, and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Agreement.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. AGREEMENT; CONFLICTS. This instrument, together with accompanying **Exhibits A and B**, shall constitute the final and complete expression of this Agreement between the District and the Consultant relating to the subject matter of this Agreement. To the extent of any conflict between this instrument and **Exhibits A and B** this instrument shall control.

SECTION 23. ENFORCEMENT OF AGREEMENT; PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either the District or the Consultant under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. In the event that either the District or the Consultant is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.

SECTION 25. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

SECTION 26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 27. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Consultant shall be acting as an independent contractor. Neither the Consultant nor employees of the Consultant are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Consultant agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Consultant in the performance of this Agreement. The Consultant shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Consultant shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 28. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties each intend to enter this Agreement, understand the terms set forth herein, hereby agree to those terms, and have executed this Agreement on the day and year first written above.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

**BREEZE CONNECTED, LLC D/B/A
BREEZE**

(Print Name)

By: _____
Its: _____

- Exhibit A:** Scope of Services
- Exhibit B:** Schedule of Fees

Exhibit A: Scope of Services

STANDARD ON-GOING SERVICES (“STANDARD SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

1. MANAGEMENT:

- A.** Attend and conduct all regularly scheduled and special Board meetings, Landowners’ meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B.** Ensure compliance with all statutes affecting the District, including but not limited to:
 - 1.** Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2.** Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3.** Provide contact person for the State Commission of Ethics for Financial Disclosure coordination, and fulfill the duties of Financial Disclosure Coordinator as provided pursuant to statute and the District’s Rules of Procedure.
 - 4.** Provide Form 1 Financial Disclosure documents for Board Members
 - 5.** Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6.** Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7.** Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8.** Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9.** Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10.** Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11.** Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - 12.** Provide written notice to owners of public hearing on the budget and its related assessments.
 - 13.** Provide copy of the initial Public Facilities report to the County to be submitted in accordance with the statute.
 - 14.** Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 15.** Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.
 - 16.** File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
 - 17.** Provide for submitting the regular meeting schedule of the Board to County.
 - 18.** Provide District Map and update as provided by the District’s Engineer as needed to the Department of Economic Opportunity and the County

19. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
20. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
21. Provide for public records announcement and file document of registered voter data each June.
22. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
23. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
24. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
25. Provide for instruction to Landowners on the Election Process and forms, etc.
26. Respond to Bond Holders Requests for Information.
27. Implement the policies established by the Board in connection with the operations of the District.

C. Assist in the negotiation of Agreements, as directed by the Board.

D. Advise the Board on the status of negotiations, as well as contract provisions and their impacts on the District and provide contract administration services.

E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.

F. Monitor certificates of insurance as needed per contract.

G. Answer Project Status Inquiries from Consultants Bonding Companies.

H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

2. ADMINISTRATIVE:

A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.

B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.

C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.

1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.

- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy. Fulfilling routine public records requests shall not result in additional charges to the District – see Additional Services for extraordinary public records requests.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

3. ACCOUNTING:

A. Financial Statements

1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - i. Chart of Accounts
 - ii. Vendor and Customer Master File
 - iii. Report creation and set-up.
2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - i. Cash Investment Account Reconciliations per fund
 - ii. Balance Sheet Reconciliations per fund
 - iii. Expense Variance Analysis
3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
5. Manage banking relations with the District's Depository and Trustee.
6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
7. Account for assets constructed by or donated to the District for maintenance.
8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - i. Review statutory and bond indenture requirements
 - ii. Prepare Audit Confirmation Letters for independent verification of activities.
 - iii. Prepare all supporting accounting reports and documents as requested by the auditors
 - iv. Respond to auditor questions
 - v. Review and edit draft report
 - vi. Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
3. Prepare and cause to be published notices of all budget hearings and workshops.
4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a. Manage Vendor Information per W-9 reports
2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
3. Maintain checking accounts with qualified public depository including:
 - a. Reconciliation to reported bank statements for all accounts and funds.
4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a. File reports with IRS.

D. Capital Program Administration

1. Maintain proper capital fund and project fund accounting procedures and records.
2. Process Construction requisitions including:
 - a. Vendor Agreement completion status
 - b. Verify Change Orders for materials
 - c. Check for duplicate submittals
 - d. Verify allowable expenses per Bond Indenture Agreements such as:
 - i. Agreement Assignment
 - ii. Acquisition Agreement
 - iii. Project Construction and Completion Agreement
3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

1. Prepare and follow risk management policies and procedures.
2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
4. Review insurance policies and coverage amounts of District vendors.
5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
6. Maintain and monitor Certificates of Insurance for all service and Agreement vendors.

4. ASSESSMENT REVENUE COLLECTION AND REPORTING:

A. Administer Prepayment Collection:

1. Provide payoff information and pre-payment amounts as requested by property owners.
2. Monitor, collect and maintain records of prepayment of assessments.
3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

B. Administer Assessment Roll Process:

1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
3. Verify assessments on platted lots, commercial properties or other assessable lands.
4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.

C. Administer Assessments for Off Tax Roll parcels/lots:

1. Maintain and update current list of owners of property not assessed via the tax roll.

2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

D. True-Up Analysis:

1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

5. WEBSITE ADMINISTRATION:

- A. Consultant shall, ensure that the District's website(s) remain in compliance with all applicable Florida law regarding the content and functionality of such website and provide for the long-term storage of all website content and email in compliance with all applicable Florida law for public entities regarding records retention.

6. DISSEMINATION AGENT:

- A. Consultant shall serve as the District's dissemination agent under any applicable continuing disclosure undertakings of the District, which shall include fulfilling all duties of the Dissemination Agent set forth in such continuing disclosure undertaking. The District current has three (3) Continuing Disclosure Agreements outstanding that must be reported under

7. FIELD MANAGEMENT SERVICES:

- A. Provide one (1) monthly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape maintenance and irrigation contracts and one (1) monthly landscape maintenance inspection report, which shall be provided in the District's agenda package and include, among other things, recommended action items.
- B. Oversee the District's landscape maintenance contractor and arborist, including approving contractor monthly and weekly plans, validating work performed meets contract requirements, approving invoices from the vendors after determining that the goods or services were received in good condition, and confirming all landscaping meets District Landscape Standards including ensuring trees remain healthy and pruned/trimmed, dead trees are replaced quickly, all shrubs and flowers are kept healthy and replaced as needed, all sod remains healthy and is replaced quickly when needed, all mulched areas are kept clean of debris and trash and irrigation systems are fully functional;
- C. Managing the District's Landscape Maintenance RFP, as often as needed;
- D. Responsible for oversight of field services maintenance, including managing vendor contracts relating to the Common Areas;
- E. Negotiate purchasing and potential bidding of contracted services, process and manage work orders, as needed, and review all invoices.

- F. Ensuring that outside vendors meet all contract terms and conditions as outlined, provide quality services, and evaluate their performance;
- G. Supervise any staff hired by Consultant and/or contractors necessary to perform the maintenance management duties;
- H. Oversee the District's aquatic plant maintenance contractor, including approving any invoices from the vendors after determining that the goods or services were received in good condition and consistently monitor all community ponds for algae and seepage/bank issues;
- I. Oversee the District's contractors performing emergency repairs and other services, including approving any invoices from the vendors after determining that the goods or services were received in good condition and coordinate emergency repairs (e.g., broken sprinkler heads, etc.);
- J. Oversee the Amenity Management personnel's performance of maintenance duties for the Amenity Facilities (the Amenity Management Services company shall be responsible for the day-to-day maintenance of the amenities as well as responsible for maintaining a presentable appearance of the amenities.);
- K. Report professionally at each District Board meeting with monthly management report and with status of all repairs completed, and provide periodic suggestions of key items needed to enhance the community;
- L. Survey all community light structures weekly and replace as needed or call utility provider for replacement of major community lights;
- M. Monitor all roads for potholes or drainage issues, sidewalks, curbs, street signs, monuments, and informational signs, and report to the appropriate groups for repair;
- N. Oversee and maintain community parks and dock;
- O. Maintain and assess playground equipment for safety issues on a regular basis;
- P. Assess and advise the District of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to "normal wear and tear," "acts of God," or vandalism, and secure cost estimates for same;

ADDITIONAL SERVICES:

1. **Meetings** - extended meetings (beyond 2.5 hours in length); continued meetings, special/additional meetings (not including annual budget workshop);
2. **Financial Reports**
 - A. Modifications and Certification of Special Assessment Allocation Report;
 - B. True-Up Analysis;
 - a. Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.

3. Bond Issuance Services

A. Special Assessment Allocation Report;

1. Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
2. Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
3. Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

B. Bond Validation;

1. Coordinate the preparation of a Bond Validation Report which states the “Not-to-exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
2. Provide expert testimony at bond validation hearing in circuit court.

C. Certifications and Closing Documents;

1. Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Amendment to District boundary;

E. Grant Applications;

F. Escrow Agent;

G. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

H. Extraordinary public records requests that are extensive in nature, as defined by District’s adopted Rules of Procedure, requiring significant effort to fulfill;

LITIGATION SUPPORT SERVICES: Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

1. Issue estoppel letters as needed for property transfers

- A. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
- B. Issue lien releases for properties which prepay within in the District.

2. Bond prepayment processing

- A. Collect bond pre-payments, both short term and long-term bonds, verify amounts and remit to Trustee with deposit instructions.
- B. Maintain collection log showing all parcels that have pre-paid assessments.
- C. Prepare, execute and issue release of lien to be recorded in public records

Exhibit B – Schedule of Fees

Standard Services: billed monthly pursuant to the following schedule:

Standard Service Description	Annual Fee ¹		
	Year 1 (Initial Term)	Year 2 (Renewal Term 1)	Year 3 (Renewal Term 2)
Management ²	\$20,000	\$20,000	\$20,000
Administrative	\$10,000	\$10,000	\$10,000
Accounting	\$10,000	\$10,000	\$10,000
Assessment Revenue Collection and Reporting	\$5,000	\$5,000	\$5,000
Field Service	5,000	5,000	5,000
Dissemination Agent	\$3,000	\$3,000	\$3,000
TOTAL	\$53,000	\$53,000	\$53,000

¹The Initial Term shall be billed pursuant to the fees provided for Year 1. The first and second Renewal Terms will be billed pursuant to the fees provided for Year 2 and Year 3, respectively. Any Renewal Terms thereafter shall be billed pursuant to the fees provided for Year 3, unless otherwise agreed to by the Parties as provided for in the Agreement. Includes administrative fee or fixed miscellaneous fees to cover all supplies or services to support District Management; except office expenditures for mass mailings, notices, overnight delivery, and reproduction costs in excess of \$50.00 will be billed to the District at cost. Agenda packages in paper (production, printing, binding, delivery) will be billed to the District at cost (approx. \$60 per meeting).

²District Manager will attend 12 monthly, 3-hour CDD meetings per year. Extended meetings, beyond the 3 hours in length; continued meetings, special and additional meetings will be a fee of \$225 per hour. For any offsite storage, the District will be billed directly for storage.

Additional Services:

Description	Fee Basis	Fee Budget
Extended and Continued Meetings	Hourly	\$225 per meeting for each hour in excess of 3 hours.
Services related to correction and/or modification of any District actions prior to December 1, 2020, including prior year's financial audits.	Per Occurrence	Upon Request
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to Special Assessment Allocation Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request

Description	Fee Basis	Fee Budget
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests Requiring Significant Effort to Fulfill	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

Additional Third-Party Services:

Pre-Payment Collections/Estoppel/Lien Releases:

Lot/ Home owner

Per Occurrence

Upon Request

Bulk Parcel(s)

Per Occurrence

Upon Request

EXHIBIT 10

**AGREEMENT FOR
AMENITY FACILITY MANAGEMENT AND MAINTENANCE SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into as of the 1st day of June 2024, by and between:

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida, whose mailing address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 (the “**District**”), and

BREEZE CONNECTED, LLC D/B/A BREEZE, a Florida limited liability company, with offices located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 (“**Contractor**” or “**Breeze**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including but not limited to a clubhouse, swimming pool facilities, other recreation facilities, and common area (collectively, “**Facilities**”); and

WHEREAS, the District intends to provide for the operation and maintenance of the Facilities; and

WHEREAS, Contractor has a background in the management and maintenance of recreation facilities and other common areas and is capable and willing to provide such management and maintenance services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into this Agreement with Contractor to manage and/or maintain the Facilities and common areas and to provide other services as described in this Agreement and included in the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, “**Services**”).

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

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

2. ENGAGEMENT OF SERVICES. The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement. The

Contractor shall not commence providing the services to be performed pursuant to this Agreement and **Exhibit A** until June 1, 2024.

3. SCOPE OF SERVICES. Contractor shall provide the Services in accordance with the terms of this Agreement and as all further described in the attached **Exhibit A**:

A. Management. Contractor shall provide a full-time, onsite District Coordinator/Maintenance (“**District Coordinator**”) who shall be responsible for general management, operation, and maintenance of the Facilities.

B. Staffing. Contractor shall provide hourly attendants per **Exhibit B**.

C. Changes in Services. Should the District modify its staffing requirements related to the Services provided by Contractor under this Agreement, Contractor shall provide a revised proposal that reflects such modifications, whether they would result in a net increase or net decrease in the staffing requirements and/or in its corresponding compensation for the Services under this Agreement. If such revised proposal is accepted by the District, this Agreement, including any adjustments in the compensation, shall be amended accordingly as further provided hereunder.

4. COMPENSATION. Contractor shall be compensated for providing the Services described in Section 3 of this Agreement in accordance with the following terms:

A. Managerial Services. Contractor shall provide the Management Services described in Section 3.A. at the following fixed annual rates:

- i.** For Year 1 (hereinafter defined): Eighty Two Thousand Seventy-Nine Dollars (\$82,079.00);
- ii.** For Year 2 (hereinafter defined): Eighty Four Thousand Three Hundred Twenty-Eight Dollars (\$84,328.00);
- iii.** For Year 3 (hereinafter defined): Eighty Six Thousand Six Hundred Eighty-Five Dollars (\$86,685.00).

B. Staffing Services. Contractor shall provide Staffing Services described in Section 3.B. at on a cost-plus basis at the rates described in **Exhibit B**. The District will only be invoiced for actual hours worked based on the applicable hourly rates provided in **Exhibit B**.

C. Compensation Amendments. Contractor acknowledges the prices of this Agreement are firm and that Contractor may change the prices only with the District’s written consent, as evidenced by a vote of the District’s Board. Notwithstanding the prior sentence, should a mandatory minimum wage increase be implemented by the State of Florida (“**State**”) during Year 2 or subsequent Renewal Terms of this Agreement, Contractor may submit, in writing to the

District, a request for a fee amendment corresponding to such an increases and the District's Board shall, in good-faith, consider such proposal at its next Board meeting.

D. Mileage Expenses. The District shall reimburse Contractor for mileage expenses incurred due to conducting District business with either a Contractor-owned vehicle or a personal-owned vehicle (rather than a District-owned vehicle.) Such allowed mileage reimbursement shall include travel conducted within the District's property and/or offsite travel to procure supplies needed for the District. Reimbursement rates shall be determined per the Internal Revenue Services ("IRS") guidelines and there shall be no "mark-up" of the expense by Contractor, who shall document the mileage expenses with appropriate back-up information such as mileage figures for each trip.

C. Invoices. Contractor shall invoice the District monthly for its services. Contractor shall provide, upon request, copies of employee payroll reports documenting the total hours worked. The District shall pay invoices within thirty (30) days of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, *Florida Statutes*.

5. TERM. The initial term of this Agreement commences on June 1, 2024, and continues until May 31, 2025 ("**Year 1**"), unless terminated earlier by either part in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one-year terms ("**Renewal Terms**"), unless terminated pursuant to its terms. If renewed, the first Renewal Term shall be from June 1, 2025, and continue until May 31, 2026 ("**Year 2**") and the second Renewal Term shall be from June 1, 2026, and continue until May 31, 2027 ("**Year 3**").

6. GENERAL PROVISIONS.

A. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint-venturer, or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction, and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from

payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain Workers' Compensation insurance on behalf of Contractor.

B. Contractor shall promptly respond to any and all emergencies or problems related to the Facilities or District property, and shall report to the District Manager all known problems related to the Facilities or District property within seventy-two (72) hours.

C. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor.

D. Contractor shall provide, at no additional cost to the District, company uniforms to all personnel providing the Services. Contractor understands and agrees that office supplies shall be provided by the District in an amount not to exceed the District's adopted budget for such items, and should additional office supplies be needed, Contractor shall submit a written request to the District, and the District may approve or deny such request in its sole discretion.

E. Residents shall pay the applicable hourly rate for Coordinator and/or Clubhouse Attendants for temporary staffing services, such as after-hours private birthday parties and private facility rentals, the total price for which shall be due to Contractor prior to the commencement of such services.

F. Contractor shall provide use of its Food and Beverage, Alcohol and Catering Licenses for District Events at no additional charge to the District.

G. Contractor shall provide assistance in the development and execution of a marketing and communications plan and periodic community surveys at no additional charge to the District.

H. Contractor shall provide assistance in managing and administering the District's website and newsletters to ensure prompt, convenient and accurate information is published at no additional charge to the District.

I. Contractor shall secure "preferred pricing" from vendors when possible, at no additional charge to the District.

J. At the discretion of the District, Contractor may be provided and use a District-issued debit card and/or credit card to make purchases on behalf of the District for District-related business, within certain purchase limits defined by the District. If the District shall prefer instead to have Contractor make such purchases and then seek reimbursement by the District, the District agrees to reimburse Contractor for any sales taxes levied on such purchases, as well as reimburse Contractor for processing the payment and submitting for reimbursement to the

District. The reimbursement fee to Contractor shall be equal to 5% of the total expense.

K. Every attempt shall be made by Contractor to conduct periodic training and development of the on-site Contractor employees while on the District's property; however, on some occasions an employee may need to leave for training, appropriate certification classes, etc. that are conducted elsewhere besides on the District's property. Such absences shall be conducted in a manner that results in minimal-to-no impact on Contractor's day-to-day management of the District's amenities. Should such absences result in a shift not being covered by other Contractor staff, Contractor shall provide a commensurate credit to the District as further provided herein.

L. Contractor's on-site employees shall earn appropriate Paid Time Off ("PTO") benefits (such as vacation and "sick time") from Contractor, consistent with Contractor's standard policies and industry norms. Contractor shall ensure that appropriate operational support shall be provided to its on-site staff in the absence of the on-site Coordinator who is utilizing his or her PTO benefits. This shall be accomplished by Contractor's scheduling of appropriately trained and supervised on-site staff and every attempt shall be made by Contractor to adequately cover such absences.

M. In the event of an unexpected or unforeseen absence by on-site staff, every attempt shall be made by Contractor to provide alternate staffing and avoid any disruption of its amenity management services. However, staffing replacements cannot be reasonably guaranteed in each and every instance, due to either a lack of prior notice being provided to Contractor management and/or a lack of availability of suitable, local staffing substitutes. Should such absences result in a shift not being covered by other Contractor staff, Contractor shall provide a commensurate credit to the District as further provided herein.

N. To the extent that any other terms provided in **Exhibit A** conflict with the terms of this Agreement, the terms of this Agreement shall control.

7. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District, its residents, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently begin repairs of any damage resulting from the Services within twenty-four (24) hours, and complete such repairs as soon as possible thereafter. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

8. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not

take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

9. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. Contractor shall promptly, and in no event within more than seventy-two (72) hours, provide a written report to the District Manager documenting all accidents, injuries or claims for damage relating to the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the District's Board expressly directs Contractor otherwise, in writing.

10. TERMINATION. The District shall have the right to terminate this Agreement at any time upon written notice due to Contractor's failure to perform in accordance with the terms of this Agreement, or upon thirty (30) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date. Upon termination, the parties shall account to each other with respect to all matters outstanding as of the effective date of termination. Furthermore, upon termination, the District agrees not to employ or otherwise contract with Contractor's District Coordinator for one (1) year from the effective date of termination and/or the expiration of this Agreement.

11. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement the following insurance:

i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.

ii. Commercial General Liability Insurance with limits of \$1,000,000 (one million dollars) applicable to bodily injury, sickness, or death in any one occurrence and \$1,000,000 (one million dollars) for loss or damage to property in any one occurrence.

iii. Employer's Liability Coverage with limits of \$250,000 (two hundred fifty thousand dollars).

iv. Professional Liability Insurance with limits of \$1,000,000 (one million dollars).

B. The District and its staff, consultants, and supervisors shall be listed as certificate holders and additional insured parties on each such policy, and no policy

may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement.

12. INDEMNIFICATION.

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

B. Contractor will indemnify, save, and hold the District harmless and shall defend the District from all loss, damage, or injury, including all judgments, liens, liabilities, debts, and obligations resulting directly from the negligent or intentional acts or omissions of Contractor's officers, directors, agents, assigns, or employees, which cause harm to persons or property, specifically including but not limited to all acts or omissions of Contractor's officers, directors, agents, assigns, or employees.

13. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

14. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegals' fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

15. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties hereto relating to the subject matter of this Agreement.

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

17. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of both parties hereto, both parties have complied with all the requirements of law, and both parties have full power and authority to comply with the terms and provisions of this Agreement.

18. NOTICES. All notices, requests, consents, and other communications under this Agreement (“Notice” or “Notices”) shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

A. If to Contractor: Breeze Connected, LLC
1540 International Parkway, Suite 2000
Lake Mary, Florida 32746
Attn: Patricia Thibault

B. If to District: Long Lake Ranch Community
Development District
1540 International Parkway, Suite 2000
Lake Mary, Florida 32746
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

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

19. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

20. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

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

22. EFFECTIVE DATE. This Agreement shall be effective after execution by both the District and Contractor.

23. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Patricia Thibault (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 565-4663, OR BY EMAIL AT PATRICIA@BREEZEHOME.COM, OR BY REGULAR MAIL AT 1540 INTERNATIONAL PARKWAY, SUITE 2000, LAKE MARY, FL 32746.

24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

25. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

26. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

27. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

28. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

29. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

30. E-VERIFY. The Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District because of the termination. If the District has a good faith belief that a subcontractor has

violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District.

31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

[Signatures on next page]

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

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**BREEZE CONNECTED, LLC D/B/A
BREEZE**

By: _____
Its: _____

Exhibit A: Scope of Services
Exhibit B: Hourly Rates

EXHIBIT A

AMENITY MANAGEMENT – SCOPE OF SERVICES

A. General Management

- A. Provide professional management and oversight to perform the services set forth in this Scope of Services (“Scope”);
- B. Upon request of the District Board of Supervisors’ (“Board”) or District staff, attend meetings in-person or via telephone to provide any updates or address concerns;
- C. Respond promptly to any Board member’s communications regarding questions or concerns related to this Scope;
- D. Administer the recruitment, hiring, training, oversight, and evaluation of facility operations, maintenance, and pool personnel;
- E. Record visits to the District in a log with date and time entries; and
- F. Provide weekly personnel activity reports regarding facility operations, maintenance activities, and pool attendants to the Board of Supervisors.

B. Facility Management.

- a. Manage all maintenance and recreation operations for the District;
- b. Manage the staff provided by Contractor and ensure mission completion;
- c. Oversee and ensure continuous and consistent communications for residents (including upcoming parties, board meetings, property issues, and other questions and concerns);
- d. Manage and execute the maintenance and recreation budget adopted by the District Board and provide monthly update on all activities;
- e. Ensure amenity center is kept in pristine condition for residents at all times;
- f. Report any major issues or cost overruns promptly to the District Manager or the District Board Chair;
- g. Ensure all subcontracts and outside vendor maintenance contracts are executed and managed as described (including but not limited to pool cleaning, security, lake maintenance, and landscape maintenance);
- h. Oversee the community landscape contract and aquatic maintenance contract, and ensure that the outside contractors meet all terms and conditions as outlined;
- i. Consistently monitor all community ponds for algae and seepage/bank issues and monitor all water fountains in lakes, and report any issues to the District Manager;
- j. Coordinate major repairs and retain related documentation;
- k. Supervise and schedule all onsite staff provided by Contractor;
- l. Administer the card access program for residents, guests and others using the District’s Facilities;
- m. Manage event rentals, including calendar, rental forms, and security deposits;
- n. Enforce the District’s policies, rules and regulations of the facilities, including administering temporary suspensions of privileges to use the Facilities;
- o. Respond to and document incidents that occur at the Facilities;

- p. Present professional updates at each District board meeting to include expenditures, key issues, suggestions for improvements, etc.;
- q. Train all staff to treat residents with respect;
- r. Display flexibility in handling after hours emergency calls;
- s. Have expansive knowledge with Microsoft Word, Excel and Power-Point;
- t. Have at least 2 years of management experience in a similar environment or community atmosphere;
- u. Have a flexible schedule and be available to oversee parties or events at the District's facilities and ensure facilities are cleaned and returned to pre-event or party state. If applicable, facility management will document the reasons for withholding all or a part of a security deposit for damages, failure to clean, or any other reason;
- v. Monitor the security cameras;
- w. Perform set up and clean-up of District facilities used for parties or events and for all Board meetings
- x. Shall order all necessary supplies to complete required tasks for District maintenance, including routine cleaning equipment. In the event that special services be required, and after approval by the Board, such special services will be provided by a third-party contractor and related expenses shall be billed to the District; and
- y. Shall solicit at least three (3) separate quotes for vendor contracts and negotiate the same.

C. Maintenance Duties.

- a. Maintain amenity center and other community properties, etc.; complete minor repairs to the clubhouse for plumbing, electrical, interior and exterior painting, fence paint touchup, clean gutters, and power washing fences and sidewalks;
- b. Responsible for routine repairs and upkeep to all facilities parking areas, monuments, common area, clubhouse, mail pavilion, community park(s), dock, playground equipment, tennis courts and basketball courts, etc.;
- c. Repair equipment as able and promptly report the need for any repairs not able to be performed by staff;
- d. Monitor condition of all doors, adjoining fencing and gates and resolve any problems, either through repairs or adjustments or securing services of door/gate contractor;
- e. Control cobwebs and prevent other debris from accumulating on exterior walls, amenity center fences and gates, lake deck and lake walking bridge. Control ants and bees in common areas beside the clubhouse, playground and pavilions;
- f. Check, repair, and replace all exterior and interior lighting and replace air conditioner filters as needed (Contractor shall be reimbursed by the District for the purchase of replacement light bulbs and air conditioning filters upon presentation of support for such reimbursement to the District's satisfaction);
- g. Check and assess conditions of roads, parking lot, sidewalks, curbs, street signs, monuments, and informational signs;

- h. Pressure wash all pool decks, monuments, hardscape, curbs, sidewalks, sports courts, and clubhouses at least twice per year, or more often if needed;
- i. Swimming Pool Decks: blow off entire pool deck, arrange furniture, clean outdoor furniture, empty and clean all waste receptacles, adjust umbrellas, clean BBQ grill(s), and inspect bathrooms, and clean and refill supplies as needed;
- j. Parking Lot and Amenity Center sidewalks: blow off debris;
- k. Pick up trash and empty waste receptacles around District property, including empty waste receptacles and pick up debris around all entrances, picnic areas, swimming pool decks, parks, playgrounds, sports courts, doggie stations, sidewalks/landscaping around clubhouses;
- l. Attend to Doggie Stations; replace bags as necessary and clean outside of trash bins and lids (or manage subcontractor performing such services);
- m. Assess and advise the Facility Manager of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to “normal wear and tear,” “acts of God,” or vandalism, and secure cost estimates for same;
- n. Clean all bathrooms, including the bathrooms at both pools and the park pavilion, at least two (2) times per week. Bathroom cleaning includes but is not limited to, all toilets, bases behind toilets, urinals, stalls, counters, mirrors, sinks, baby stations and floors. Paper products shall be replaced as needed; and
- o. Routine cleaning of District facilities, including:
 - i. vacuuming carpet and spot-treating stains as needed;
 - ii. dusting window ledges and blinds, furniture, baseboards, countertops and lights;
 - iii. cleaning all windows, including window ledges and blinds;
 - iv. cleaning all BBQ grills, picnic tables, and water fountains;
 - v. organizing storage closets, including proper storage and labeling of all equipment and cleaning supplies.
 - vi. cleaning of exterior of clubhouse and mail kiosks;
 - vii. cleaning of all interior spaces;
- p. Maintain and manage preventative maintenance records, inventories, purchases, warranties, regular maintenance and inspections for the Facilities, as needed including fire inspections, pest control, mechanical systems, and security alarms;
- q. Oversee maintenance and operation of the security systems and structures installed at the Facilities, and respond to calls and other items from the security provider.
- r. Assist in policing areas for non-Member or approved guest usage
- s. Report areas of concern or observations to the Clubhouse Manager
- t. Projects, as able
- u. Pet Waste Removal – Contractor shall provide the following services to maintain all pet waste receptacles:
 - i. Twice weekly remove all waste from every receptacle within the community;
 - ii. Replace trash can liners;
 - iii. Restock bags for patrons;
 - iv. Inspect can and signage to ensure proper usage;
 - v. Bags are included

D. Pool Monitors/Facility Attendants (including Summer Facility Attendants and Pool Monitors).

- a. Support Facility Management in all of its duties;
- b. Open the clubhouse and prepare it for resident use in the morning, turn music on and off at the beginning and close of each day, close the clubhouse at the end of the day and prepare it for opening the next day, lock all doors at the end of the day and set the alarm;
- c. Monitor resident use of amenity; when more than one employee is on-duty, one employee shall remain in the amenity at all times during normal hours of operation;
- d. Monitor the pool area, clubhouse and playground and conduct random checks daily to ensure non-patrons are not using the amenities;
- e. Set up amenity center as requested for all events or meetings;
- f. Engage confrontational residents and report issues to the Facility Manager or to the Pasco County Sheriff, as appropriate;
- g. Notify the Facility Management of repairs, as needed;
- h. Police pool deck courts, fields, and playground;
- i. Confirm all users are Members or approved guests;
- j. Act as an immediate point of contact for residents with concerns;
- k. Provide an additional staff presence in and around the amenity center;
- l. Enforce all CDD policies and call authorities when county laws are broken;
- m. Identify non-authorized individuals on the premises of the facility and take appropriate action;
- n. Spot clean restrooms as needed; and
- o. Straighten pool furniture and remove trash in the surrounding areas.

What is Not Included in the Amenity Management Scope of Services?

1. Performance of Primary Landscape Maintenance Services
2. Performance of Primary Aquatic Maintenance Services
3. Performance of Pool Cleaning Services
4. Engineering Services
5. Legal Services
6. Auditing Services

Exhibit B

Long Lake Ranch CDD Proposed Salaries for Facility Management

Service Description	Details	Year 1	Year 2	Year 3
Amenity / Facility Manager	Full Time/Hourly (40 hrs/week)	Base Salary: \$60,000	Base Salary: \$61,800	Base Salary: \$63,654
		Fully Loaded: \$82,079	Fully Loaded: \$84,328	Fully Loaded: \$86,685
General Maintenance	Part Time/Hourly (20 hrs/week)	Base Salary: \$20 p/hour	Base Salary: \$20.60 p/hour	Base Salary: \$21.22 p/hour
		Fully Loaded: \$26,756	Fully Loaded: \$27,522	Fully Loaded: \$28,341
Facility Attendant	Part Time/Hourly (16 hrs/week, Saturday & Sunday)	Base Salary: \$17 p/hour	Base Salary: \$17.51 p/hour	Base Salary: \$18.04 p/hour
		Fully Loaded: \$18,262	Fully Loaded: \$18,783	Fully Loaded: \$19,327
Seasonal Pool Monitor/Facility Attendant	Part Time/Hourly Memorial Day – Labor Day (15 weeks; 28 hrs/week, Sunday-Saturday- 4hrs/day)	Base Salary: \$17 p/hour	Base Salary: \$17.51 p/hour	Base Salary: \$18.04 p/hour
		Fully Loaded: \$9,711	Fully Loaded: \$9,978	Fully Loaded: \$10,252
Fully Loaded Total:		\$136,808	\$140,611	\$144,605

Contract considers salary plus costs related to salary burden including (if applicable to individual staff member), FICA, FUTA, SUTA, Cell Phone, Workers Comp, Paid Leave, Health Insurance, General Management & Oversight. Contract considers a 3% salary increase per year per position.

NOTE:

- For all above positions, salaried and hourly rates include monthly management fee and payroll burden for each position.
- For Hourly Rate positions (Gen Maintenance, Facility Attendant, Seasonal Pool Monitor/Facility Attendant): District will only be invoiced for actual hours worked based on the applicable hourly rates listed in chart below.

EXHIBIT 11

RESOLUTION 2024-07

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; 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*, being situated entirely within Pasco County, Florida; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at _____.

SECTION 2. The District’s principal headquarters for purposes of establishing proper venue are in Pasco County, Florida.

SECTION 3. The District’s local records office shall be located at _____.

SECTION 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 2nd day of May 2024.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 12

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE OR REGULATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

WHEREAS, the District has had no District revenues and has therefore made no public deposits nor has the District heretofore delegated to a Treasurer, or to any other person, responsibility for handling public deposits; and

WHEREAS, the District, prior to making any public deposit, is required to furnish to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

WHEREAS, the Board, having organized by appointing a Treasurer and other officers, is now in a position to select a public depository and to comply with the requirements for public depositories; and

WHEREAS, the Board wishes to designate a public depository for District funds.

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

SECTION 1. _____ is hereby designated as the public depository for funds of the District.

SECTION 2. In accordance with Section 280.17(2), *Florida Statutes*, the District's Secretary is hereby directed to take the following steps:

- A.** Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.
- B.** Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.

- C. Maintain the current public deposit identification and acknowledgement form as a valuable record.

SECTION 3. The District's Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30 of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

SECTION 4. The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

SECTION 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 2nd day of May 2024.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 13

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE DISSEMINATION AGENT OF THE DISTRICT 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*, being situated entirely within Pasco County, Florida; and

WHEREAS, the District previously entered those certain Continuing Disclosure Agreements, dated October 9, 2015, and November 4, 2016 (together, the “CDA”), which contemplate that the District may appoint a Dissemination Agent by filing a written copy of such appointment with the Trustee (as defined in the CDA) and upon written acceptance of such designation by the appointed Dissemination Agent; and

WHEREAS, the Board desires to appoint and remove its Dissemination Agent under the CDA.

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

SECTION 1. Breeze Connected, LLC dba BreezeHomes (“Breeze”) is hereby appointed as Dissemination Agent under the CDA effective June 1, 2024. This appointment supersedes any appointments of Dissemination Agent made by the Board prior to June 1, 2024. Evidence of Breeze’s acceptance of such appointment is provided in that certain *Agreement for District Management Services* between the District and Breeze, a copy of which can be requested from the District.

SECTION 2. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 2nd day of May 2024.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson
Board of Supervisors

EXHIBIT 14

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR 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 District’s Board of Supervisors desires to appoint and remove Officers of the District.

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

SECTION 1. The following are appointed as Officers of the District effective upon the passage of this Resolution until 11:59 p.m. on May 31, 2024:

_____ is appointed Assistant Secretary;

_____ is appointed Assistant Treasurer.

SECTION 2. The following are appointed as Officers of the District effective 12:00 am on June 1, 2024:

_____ is appointed Secretary;

_____ is appointed as Treasurer;

_____ is appointed as Assistant Secretary;

_____ is appointed as Assistant Treasurer.

SECTION 3. As of 12:00 a.m. on June 1, 2024, any Officer who is a past or present employee of Vesta Property Service is removed without further action of the Board.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Secretary, Treasurer, Assistant Secretaries, and Assistant Treasurers, with the exception that current Board members who are not the Chairperson or Vice Chairperson shall remain Assistant Secretaries.

SECTION 5. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 2ND DAY OF MAY 2024.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors

EXHIBIT 15

GPS Pools #3 LLC

7844 Land O Lakes Blvd
 Land O Lakes, FL 34638

Estimate

Date	Estimate #
4/25/2024	DR COMM

Name / Address
Gaby Arroyo 2042 Lake Waters Pl Lutz Fl 33558 813-812-9930

			Project
Description	Qty	Rate	Total
<p>Full Clean includes:</p> <p>Balancing chemicals as needed (salt (1) bag or chlorine, acid, alkalinity, calcium and stabilizer) brush as needed, skim as needed, clean filter as needed, checking and emptying baskets as needed, includes vacuuming, clean salt cell every 3 months.</p> <p>If addition salt is need h/o will have to pay as Florida gets a lot of rain. It will be invoiced on following months invoicing.</p> <p>Water level: we will monitor the level of water in the pool and notify the home owner if adjustments are needed, OUR TECHS WILL NOT ADD OR REMOVE WATER. If we discover that the pool is leaking after we start weekly maintenance, we will suspend service until the leak is fixed.</p> <p>We do not remove pool blankets, please have them removed before day of service. Please have your doors unlocked before day of service, if doors are locked, we do not come back until your next scheduled service day.</p> <p>We check equipment regularly, if any item(s) less than \$25 needs to be replaced ie: basket(s), o-ring(s) etc. these items will be replaced and billed on your next month's invoice. If more than \$25, you will be contacted by our office for approval beforehand.</p> <p>All of our pool maintenance techs take vacation at the same time, 1 week during Thanksgiving week and 1 week after Christmas. No pool service will be provided during these 2 weeks. This is done to ensure consistent service during the spring/summer months.</p>		1,650.00	1,650.00
		Subtotal	
		Sales Tax (7.5%)	
		Total	

GPS Pools #3 LLC

7844 Land O Lakes Blvd
 Land O Lakes, FL 34638

Estimate

Date	Estimate #
4/25/2024	DR COMM

Name / Address
Gaby Arroyo 2042 Lake Waters Pl Lutz Fl 33558 813-812-9930

Project

Description	Qty	Rate	Total
If pool chemicals are not balanced on our first visit, It is at the homeowners expense to get them balanced and after that we will maintain at the regular monthly service fee			
All invoices must to be paid by the 10th of the month to avoid suspension			
3 x's A WEEK SERVICE			

Subtotal	\$1,650.00
Sales Tax (7.5%)	\$0.00
Total	\$1,650.00

GPS Pools #3 LLC

7844 Land O Lakes Blvd
 Land O Lakes, FL 34638

Estimate

Date	Estimate #
4/25/2024	DR COMM

Name / Address
Gaby Arroyo Long Lake Ranch CDD 19037 Long Lake Ranch Blvd Lutz Fl 33558 813-812-9930

Project

Description	Qty	Rate	Total
<p>Full Clean includes:</p> <p>Balancing chemicals as needed (salt (1) bag or chlorine, acid, alkalinity, calcium and stabilizer) brush as needed, skim as needed, clean filter as needed, checking and emptying baskets as needed, includes vacuuming, clean salt cell every 3 months.</p> <p>If addition salt is need h/o will have to pay as Florida gets a lot of rain. It will be invoiced on following months invoicing.</p> <p>Water level: we will monitor the level of water in the pool and notify the home owner if adjustments are needed, OUR TECHS WILL NOT ADD OR REMOVE WATER. If we discover that the pool is leaking after we start weekly maintenance, we will suspend service until the leak is fixed.</p> <p>We do not remove pool blankets, please have them removed before day of service. Please have your doors unlocked before day of service, if doors are locked, we do not come back until your next scheduled service day.</p> <p>We check equipment regularly, if any item(s) less than \$25 needs to be replaced ie: basket(s), o-ring(s) etc. these items will be replaced and billed on your next month's invoice. If more than \$25, you will be contacted by our office for approval beforehand.</p> <p>All of our pool maintenance techs take vacation at the same time, 1 week during Thanksgiving week and 1 week after Christmas. No pool service will be provided during these 2 weeks. This is done to ensure consistent service during the spring/summer months.</p>		1,100.00	1,100.00

Subtotal
Sales Tax (7.5%)
Total

GPS Pools #3 LLC

7844 Land O Lakes Blvd
 Land O Lakes, FL 34638

Estimate

Date	Estimate #
4/25/2024	DR COMM

Name / Address
Gaby Arroyo Long Lake Ranch CDD 19037 Long Lake Ranch Blvd Lutz Fl 33558 813-812-9930

Project

Description	Qty	Rate	Total
If pool chemicals are not balanced on our first visit, It is at the homeowners expense to get them balanced and after that we will maintain at the regular monthly service fee			
All invoices must to be paid by the 10th of the month to avoid suspension			
3x's a week pool service			

Subtotal	\$1,100.00
Sales Tax (7.5%)	\$0.00
Total	\$1,100.00

EXHIBIT 16



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Long Lake Ranch
Long Lake Ranch Blvd
Lutz, FL 33558

Date 04/25/2024

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

CUSTOMER is required to test water on non-service days per Florida Department of Health.

RATE for Commercial Service is \$3200 per month 3 visit-per-week service Mon, Weds, Fri

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$180 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Property Address: _____

Email: _____

Name: _____

Phone Number: _____

Signature: _____

Date: _____

EXHIBIT 17

Estimate

2404-0812-3288

2024-04-08

Fencing Life LLC
Weeki Wachee FL 34613
fencinglifellc@gmail.com
352-587-3627

Doug Ruhlig
19037 Long Lake Ranch Blvd
Lutz Fl 33558
manager@longlakeranchclub.com
(813) 729-1581

Doug Ruhlig
19037 Long Lake Ranch Blvd, Lutz, Fl, 33558

<u>Description</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Total</u>
<u>6' WHITE VINYL LINE POST</u>	\$19.24	96.00	\$1,847.04
<u>6' WHITE VINYL END POST</u>	\$19.24	6.00	\$115.44
<u>6' WHITE VINYL CORNER POST</u>	\$19.24	12.00	\$230.88
<u>6' WHITE VINYL PICKET</u>	\$4.07	1188.00	\$4,835.16
<u>6' WHITE VINYL RAIL</u>	\$8.83	216.00	\$1,907.28
<u>WHITE VINYL STANDARD CAP</u>	\$1.31	114.00	\$149.34
<u>6' WHITE VINYL U CHANNEL</u>	\$2.04	216.00	\$440.64
<u>ALUMINUM GATE INSERT 108"</u>	\$55.35	6.00	\$332.10
<u>WHITE VINYL GATE UPRIGHT</u>	\$13.75	12.00	\$165.00
<u>WHITE VINYL GATE BRACE</u>	\$9.34	6.00	\$56.04
<u>WHITE VINYL GATE CAP</u>	\$1.58	12.00	\$18.96
<u>SELF CLOSING HINGE BLK FOR VINYL GATE</u>	\$39.44	6.00	\$236.64
<u>DOUBLE GATE LATCH</u>	\$26.00	2.00	\$52.00
<u>BLACK GATE HANDLE</u>	\$4.82	6.00	\$28.92
<u>BLK DROP ROD</u>	\$29.69	6.00	\$178.14
<u>CONCRETE</u>	\$5.72	114.00	\$652.08
<u>TAX</u> Tax on materials	\$730.97	1.00	\$730.97

LABOR
LABOR IS NOT TAXED

\$5,400.00

1.00

\$5,400.00

Total \$17,376.63

Estimates only valid for 30days. Prices is subject to change after 30days.

**Permits will be up to the customer (homeowners permit). We will help anyway we can with helping fill out paperwork, notarize, and even drop all paperwork off.

Deposits 50% deposit will be required in order to secure your scheduled install date as well as secure material for all Vinyl, Chainlink and Aluminum jobs. Unless it is special order material.

Deposits 100% deposit of material cost will be required for all Wood, Field Fence, Cattle Fence, and all other special order material.

Cancellation. If the Client shall cancel for any reason Fencing Life LLC is entitled to keep 25% of the deposit required for the job. The rest of the deposit will be returned to client within 7 business days.

Compensation. Client shall pay as set forth above.

Invoicing & Payment. Invoice will be issued to Client upon completion of the Work. Client shall pay invoice at completion of job. If client does not pay at completion of job there will be an added late fee of 2% per day until paid in full.

Payments accepted Cash, Check, Money Order, Cashiers Check, Cash App(3% Fee), PayPal(3% Fee), and Credit Card(4.5% fee when paying with card).

Signature_____ Date_____

Signature_____ Date_____

EXHIBIT 18

Estimate

2404-1914-7496

2024-04-19

Fencing Life LLC
Weeki Wachee FL 34613
fencinglifellc@gmail.com
352-587-3627

Doug Ruhlig
19037 Long Lake Ranch Blvd
Lutz Fl 33558
manager@longlakeranchclub.com
(813) 729-1581

Doug Ruhlig
19037 Long Lake Ranch Blvd, Lutz, Fl, 33558

<u>Description</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Total</u>
<u>6' TAN VINYL LINE POST</u>	\$21.16	96.00	\$2,031.36
<u>6' TAN VINYL END POST</u>	\$21.16	6.00	\$126.96
<u>6' TAN VINYL CORNER POST</u>	\$21.16	12.00	\$253.92
<u>6' TAN VINYL PICKET</u>	\$4.48	1188.00	\$5,322.24
<u>6' TAN VINYL RAIL</u>	\$9.72	216.00	\$2,099.52
<u>TAN VINYL STANDARD CAP</u>	\$1.44	114.00	\$164.16
<u>TAN VINYL U CHANNEL</u>	\$2.23	216.00	\$481.68
<u>ALUMINUM GATE INSERT 108"</u>	\$55.35	6.00	\$332.10
<u>6'x6' TAN VINYL GATE STEEL FRAME</u>	\$342.98	6.00	\$2,057.88
<u>GATE UPRIGHT TAN</u>	\$13.75	12.00	\$165.00
<u>TAN VINYL GATE BRACE</u>	\$9.34	6.00	\$56.04
<u>TAN VINYL GATE CAPS</u>	\$2.00	12.00	\$24.00
<u>SELF CLOSING HINGE BLK FOR VINYL GATE</u>	\$39.44	6.00	\$236.64
<u>DOUBLE GATE LATCH</u>	\$26.00	2.00	\$52.00
<u>BLACK GATE HANDLE</u>	\$4.82	6.00	\$28.92
<u>BLK DROP ROD</u>	\$29.69	6.00	\$178.14
<u>CONCRETE</u>	\$5.72	114.00	\$652.08

<u>TAX</u> Tax on materials	\$927.07	1.00	\$927.07
<u>LABOR</u> LABOR IS NOT TAXED	\$5,400.00	1.00	\$5,400.00

Total \$20,589.71

Estimates only valid for 30days. Prices is subject to change after 30days.

**Permits will be up to the customer (homeowners permit). We will help anyway we can with helping fill out paperwork, notarize, and even drop all paperwork off.

Deposits 50% deposit will be required in order to secure your scheduled install date as well as secure material for all Vinyl, Chainlink and Aluminum jobs. Unless it is special order material.

Deposits 100% deposit of material cost will be required for all Wood, Field Fence, Cattle Fence, and all other special order material.

Cancelation. If the Client shall cancel for any reason Fencing Life LLC is entitled to keep 25% of the deposit required for the job. The rest of the deposit will be returned to client within 7 business days.

Compensation. Client shall pay as set forth above.

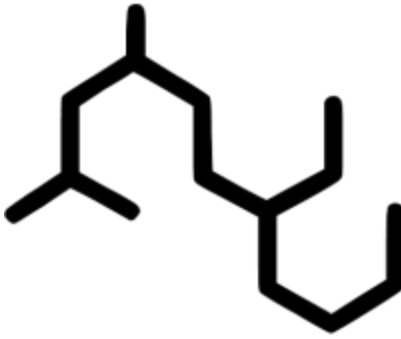
Invoicing & Payment. Invoice will be issued to Client upon completion of the Work. Client shall pay invoice at completion of job. If client does not pay at completion of job there will be an added late fee of 2% per day until paid in full.

Payments accepted Cash, Check, Money Order, Cashiers Check, Cash App(3% Fee), PayPal(3% Fee), and Credit Card(4.5% fee when paying with card).

Signature_____ Date_____

Signature_____ Date_____

EXHIBIT 19



Prepared for:

Doug Ruhlig
19037 Long Lake Ranch Blvd
Lutz, FL 33558

(813) 729-1581 | manager@longlakeranchclub.com



Evaluated on:

Monday, April 29, 2024

Evaluated By:

Josh Coleman

(352) 238-4192 | jcolemanapd@icloud.com

APD Advanced Stabilization
13049 Spring Hill Dr.
Spring Hill, FL 34609
Main (352) 200-9740
www.apdfoundationrepair.com

Scope of Work

We would like to thank you for giving us the opportunity to earn your business. At APD, Our belief is to approach projects using a comprehensive plan that corrects the source of the problems and the symptoms they have caused. This method provides a quality solution that lasts much longer than addressing only portions of the issues.

After performing a thorough examination of your property, we have prepared the following estimate and diagram to meet the needs of your project. We believe this will provide a detailed explanation of our solution as well as the associated costs.

Section 1

Polyurethane Foam

Polyurethane foam injection is used for a wide variety of things in concrete repair such as leveling and raising concrete slabs, raising footings, and displacing underground water.

Location	Product	Quantity
Sidewalk	<p>PolyJection Mobilization</p> <p>2018 FORD COM TRANSIT COMM, equipped with E-20 reactor, 17.5KW Generator, Transfer Pump and 1 set of A and B chemical drum sets.</p>	1
Sidewalk	<p>PolyFoamJection RR201 FAST</p> <p>RR201 is specifically designed for residential concrete raising. This 2.5 lb. per cubic foot density foam has a fast reaction time with less spread. This provides more control in the lifting of the concrete slabs in your driveway, patio, pool deck, walkways, garage approaches and sidewalks.</p>	1
Sidewalk	<p>Maximum Lift Possible</p> <p>APD guarantees stabilization maximum lift possible. APD cannot guarantee lift.</p>	1
Sidewalk	<p>Concrete Grinding</p> <p>After Maximum Lift Possible - if there is still a small trip hazard, APD will grind down concrete.</p>	1
Sidewalk	<p>Safety and Clean Up Procedures</p> <p>APD utilizes all OSHA require safety equipment and PPE. After the job is completed all equipment and debris will be cleaned and picked up and the area will be fully restored to normal operation.</p>	1

Notes

APD will inject up to 800 pounds of poly foam to lift and tilt sidewalk so water will flow towards lake.

Costs

Section: Section 1

Description	Quantity	Cost
PolyJection Mobilization	1.00	\$0.00
PolyFoamJection RR201 FAST	1.00	\$0.00
Maximum Lift Possible	1.00	\$0.00
Concrete Grinding	1.00	\$0.00
Safety and Clean Up Procedures	1.00	\$0.00
750 LBS Poly Foam	1.00	\$10,500.00
Total Cost:		\$10,500.00

Total: \$10,500.00

Payment Terms

Deposit	<i>Due at bid acceptance</i>	\$1,050.00
Final Payment	<i>Due after project completion</i>	\$9,450.00

Terms & Conditions

Disclaimers

The 3-day contract law Florida follows allows for 72 hours to cancel a contract. Cancellation must be written form via email, dropped off letter or letter sent certified. If the client cancels the project after the "cooling off" period, You will forfeit your 10% deposit. The client may also be charged for any administration work completed, as well as any costs incurred for engineering plans or permitting.

APD has many discounts we offer, specifically to our Military, active and retired, and first responders but please keep in mind...

-Discounts cannot not be combined with any other offers (military, seasonal promotions, etc.).

-Discounts will not be applied once the bid has been ACCEPTED.

Thank you for understanding.

APD offers financing through a third party called Good Leap. We offer 5, 10 and 15 year options. All subject to credit approval. You must accept our contract prior to loan application being sent. You will receive an email with instructions to apply. You should be notified immediately of an approval or denial. If you are denied we will cancel out your contract with no penalties. This is a soft credit pull. There is not a hard credit inquiry until funds are transferred to APD. You will not be added to the schedule until the NoticeToProceed is received from Good Leap. Or other payment arrangements have been made.

Due to the recent cyber attacks on Hernando County - we are unable to check/verify specific information on the property appraiser website. We will need to rely solely on the homeowners information given to us during the intake process. In the time being this could also delay permitting procedures for your project. Please talk to your project design specialist or the office for any further details. Thank you for your understanding and patience while we wait for Hernando County to become fully operational again. -APD

Once work is completed, Owner is required to release balance due.

Due to neglect of final payment, APD is entitled to reimbursement off all costs and expenses including attorney fees at owners' expense. Should Owner breach payment scheduling exceeded five (5) days of work being completed, balance due will accumulate and interest charge of 1.5% monthly. All payments are scheduled and accepted as per mortgage companies draw schedule. APD has the rights to enforce company scheduling if neglect of payment is sole neglect of homeowner.

For returned checks - the new total will include the following fees:

\$25 if check amount is < or = to \$50

\$30 if check amount is < or = to \$300

\$40 = if check amount is < or = to \$800

5% of the check amount if > \$800

Receipt of Final Payment is the homeowner accepting that APD Advanced Stabilization has completed the requested work and the homeowner is 100% satisfied with the work completed. If 100% satisfied includes discount for any damage caused by APD. If for any reason after APD receives final payment, and the homeowner is not completely satisfied, APD will evaluate and assess the homeowners concerns for free. Any additional work, the homeowner will be charged an additional fee.

Warranties

WARRANTY - Driveways, Walkways, Concrete Slabs

APD Advanced Stabilization warrants the work done against shrinkage and deterioration for 5 years from the date of completion. In the event additional settlement occurs (more than 1/4"), APD will evaluate the problem free of charge. If additional settlement is found within the boundaries of where the polyurethane was installed due to product failure within 5 years of installation, APD will repair at no cost to you. APD will not be held responsible for any movement caused by earthquake, hurricanes, tropical storms, flood, soil erosion or any other act of God. The total of APD's liability shall not exceed the cost of the defective work in place by APD.

Warranties do not cover any waterproofing.

Contract

APD Advanced Stabilization (CGC 1529625) desires to provide polyurethane Construction services to Doug Ruhlig and Doug Ruhlig desires to obtain such services from APD Advanced Stabilization hereafter known as APD.

THEREFORE, in consideration of the mutual promises set forth below, the parties agree as follows:

1. DESCRIPTION OF SERVICES. Beginning on {project_assignment_date}, APD will provide to Doug Ruhlig the services described below (collectively, the "Services").
2. BINDING AGREEMENT. The rights and obligations of the parties under the Agreement shall inure to the benefit of, and shall be binding upon, the successors and assigns of the parties.
3. PREVIOUS NEGOTIATIONS. All prior negotiations, proposals, correspondence and memorandum between Customer and APD are superseded by this proposal. This proposal, in its entirety, shall be made an integral part and incorporated into any purchase order, proposal, understanding, or contract agreement resulting from it, APD offer is subject to possible revision in scope, price and terms if not accepted by Customer within thirty (30) days of this date of this proposal.
4. SCOPE OF WORK. APD Advanced Stabilization a licensed General Contractor (CGC 1529625) will provide all services, materials and labor for the construction of a residential single family home described above at the property of Doug Ruhlig located at: 19037 Long Lake Ranch Blvd Lutz FL 33558 hereinafter referred to as ("Worksite").

This includes building and construction materials, necessary labor and site security, and all required tools and machinery needed for completion of construction.

APD is only responsible for furnishing any building improvements related to construction of the structure, but not related to landscaping, grading, walkways, painting, sewer or water systems, steps, driveways, patios and aprons, etc., unless they are specifically agreed to in writing.

5. COMPLIANCE WITH LAWS. APD shall provide the Services in a workmanlike manner, and in compliance with all applicable federal, state and local laws and regulations, including, but not limited to all provisions of the Fair Labor Standards Act, the Americans with Disabilities Act, and the Federal Family and Medical Leave Act.

6. OWNERSHIP. Customer warrants and represents that no one other than Customer owns any interest in the real property which is the subject of the proposal. In the event any other person owns any interest in said real property, Customer hereby warrants and represents that Customer is the agent of all other owner(s) and that Customer is expressly authorized by such owners to enter into and execute this agreement on their behalf.

7. EXCLUSIONS. Any items of work not specifically included in this proposal shall not be the responsibility of APD. Any alteration or deviation from the attached or referenced specifications, involving extra costs will be executed only upon written change orders, and will become an extra charge over the above proposal.

8. PAYMENT. Payment shall be made to APD Advanced Stabilization, 13049 Spring Hill Dr. Spring Hill, Florida 34609.

APD accepts cash, check, and credit card.

Please note credit card payments will be invoiced through square payments and there will be a 3.5% service fee added to the amount of the project.

Due to neglect of final payment, APD is entitled to reimbursement off all costs and expenses including attorney fees at owners' expense. Should Owner breach payment scheduling exceeded ten (10) days of project completion, balance due will accumulate and interest charge of 1.5% monthly. All payments are scheduled and accepted as per mortgage companies draw schedule. APD has the rights to enforce company scheduling if neglect of payment is sole neglect of homeowner.

9. FINANCING. If you have chosen to finance your project through our third party finance company, this MUST be discussed before your project is scheduled. Please note: there will be DOC FEES added to your project. Financing is subject to credit approval.

IF you choose to finance through our third party company within 48 hours of project start and your project has not started, you will be rescheduled to a different date in order for APD to get the NTP (Notice to Proceed) from the third party finance

company.

IF the project is started and you decide financing, there will be up to an additional 15% fee added to your project.

Due to neglect of final payment, APD is entitled to reimbursement off all costs and expenses including attorney fees at owners' expense. Should Owner breach payment scheduling exceeded ten (10) days of receiving final engineers report, balance due will accumulate and interest charge of 1.5% monthly. All payments are scheduled and accepted as per mortgage companies draw schedule. APD has the rights to enforce company scheduling if neglect of payment is sole neglect of homeowner.

10. DISCOUNTS. Discounts cannot not be combined with any other offers. Discounts will not be applied once the bid has been ACCEPTED.

11. LIEN RIGHTS. It is mutually agreed that APD shall retain all rights conferred upon the lien status of any State, Federal or Territorial Government. If APD is not paid when required by this contract, and all warranties shall be void. Interest on any delinquent amount is 1 1/2% Per month. If the delinquent amount is referred to an attorney for collection, Customer will pay all costs of the collection including reasonable attorney fees and court costs.

12. TERM. APD shall commence the work to be performed within 60 days of signed agreement unless a permit is required. If a permit is required APD will commence work within 30 days of permit issuance and shall complete the work within 30 days of start date, time being of the essence of this contract.

13. INSURANCE. Before work begins under this Contract, If requested APD shall furnish certificates of insurance to Doug Ruhlig substantiating that APD has placed in force valid insurance covering its full liability under the their General liability Insurance.

14. FREE ACCESS TO WORKSITE. Doug Ruhlig will allow free access to work areas for workers and vehicles and will allow areas for the storage of materials and debris. Driveways will be kept clear for the movement of vehicles during work hours. APD will make reasonable efforts to protect driveways, lawns, shrubs, and other vegetation. APD also agrees to keep the Worksite clean and orderly and to remove all debris as needed during the hours of work in order to maintain work conditions which do not cause health or safety hazards.

15. UTILITIES. Doug Ruhlig shall provide and maintain water and electrical service, connect permanent electrical service, gas service or oil service, whichever is applicable, and tanks and lines to the building constructed under this Agreement after an acceptable cover inspection has been completed, and prior to the installation of any inside wall cover. Doug Ruhlig shall, at Doug Ruhlig's expense, connect sewage disposal and water lines to said building prior to the start of construction, and at all times maintain sewage disposal and water lines during construction as applicable. Doug Ruhlig shall permit APD to use, at no cost, any electrical power and water use necessary to carry out and complete the work. APD does provide their own generator for a power supply.

16. COSMETICS. APD holds no liability of any additional cracks and cosmetic repairs not stated herein.

17. INSPECTION. Doug Ruhlig shall have the right to inspect all work performed under this Contract. All defects and uncompleted items shall be reported immediately. All work that needs to be inspected or tested and certified by an engineer as a condition of any government departments or other state agency, or inspected and certified by the local health officer, shall be done at each necessary stage of construction and before further construction can continue. All inspection and certification is included in this contract.

18. UNFORSEEN PROBLEMS. If APD discovers any unforeseen problems, APD will stop work until APD and Owner enter into a revised Agreement which takes the cost and expense of correcting the unforeseen problem into consideration.

19. HIDDEN CONDITIONS. It is understood that while performing work, other conditions that were hidden may become known. Such consequences will be beyond APD control, and APD assumes no responsibility for such consequences, although APD will use reasonable efforts and expertise to avoid or minimize these consequences.

20. DEFAULT. The occurrence of any of the following shall constitute a material default under this Contract:

- a. The failure of Doug Ruhlig to make a required payment when due.
- b. The insolvency of either party or if either party shall, either voluntarily or involuntarily, become a debtor of or seek protection under Title 11 of the United States Bankruptcy Code.

- c. A lawsuit is brought on any claim, seizure, lien or levy for labor performed or materials used on or furnished to the project by either party, or there is a general assignment for the benefit of creditors, application or sale for or by any creditor or government agency brought against either party.
- d. The failure of Doug Ruhlig to make the building site available or the failure of APD Advanced Stabilization to deliver the Services in the time and manner provided for in this Agreement.

21. REMEDIES. In addition to any and all other rights a party may have available according to law of the State of Florida, if a party defaults by failing to substantially perform any provision, term or condition of this Contract (including without limitation the failure to make a monetary payment when due), the other party may terminate the Contract by providing written notice to the defaulting party. This notice shall describe with sufficient detail the nature of the default. The party receiving said notice shall have 30 days from the effective date of said notice to cure the default(s) or begin substantial completion if completion cannot be made in 30 days. Unless waived by a party providing notice, the failure to cure or begin curing, the default(s) within such time period shall result in the automatic termination of this Contract.

22. FORCE MAJEURE. If performance of this Contract or any obligation thereunder is prevented, restricted, or interfered with by causes beyond either party's reasonable control ("Force Majeure"), and if the party unable to carry out its obligations gives the other party prompt written notice of such event, then the obligations of the party invoking this provision shall be suspended to the extent necessary by such event. The term Force Majeure shall include, but not be limited to, acts of God, fire, explosion, vandalism, storm, casualty, illness, pandemic, injury, general unavailability of materials or other similar occurrence, orders or acts of military or civil authority, or by national emergencies, insurrections, riots, or wars, or strikes, lock-outs, work stoppages, or other labor disputes, or supplier failures. The excused party shall use reasonable efforts under the circumstances to avoid or remove such causes of non-performance and shall proceed to perform with reasonable dispatch whenever such causes are removed or ceased. An act or omission shall be deemed within the reasonable control of a party if committed, omitted, or caused by such party, or its employees, officers, agents, or affiliates.

23. ALLOCATION OF RISK. APD is not responsible for landscaping, damage to plumbing or electrical, cracks in slabs, floor or walls or any damage which has accrued or might occur as a result of the settle or the concrete lifting process.

Polyurethane Injection Process: If the concrete cannot be raised and must be replaced, it is the homeowner's responsibility to replace it. We do not replace concrete.

APD's maximum liability to client for the work, whether in contract, tort, or otherwise, is \$500.00 or the amount paid to APD for the work, whichever is greater. It is expressly agreed that the client's sole and exclusive remedy against APD for the work performed under this agreement, whether based in contract, tort or otherwise, is the award of damages not to exceed the stipulated \$500.00 figure, or the amount paid to APD for the work, whichever is greater.

24. DISPUTE RESOLUTION. The parties will attempt to resolve any dispute arising out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the parties will resolve the dispute using the below Alternative Dispute Resolution (ADR) procedure.

Any controversies or disputes arising out of or relating to this Agreement will be submitted to mediation in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association. The arbitrator's award will be final, and judgment may be entered upon it by any court having proper jurisdiction.

25. ENTIRE AGREEMENT. This Contract contains the entire Agreement of the parties, and there are no other promises or conditions in any other contract or agreement whether oral or written concerning the subject matter of this Agreement. Any amendments must be in writing and signed by each party. This Agreement supersedes any prior written or oral agreements between the parties.

26. SEVERABILITY. If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

27. AMENDMENT. This Agreement may be modified or amended in writing, if the writing is signed by each party.

28. GOVERNING LAW. This Agreement shall be construed in accordance with, and governed by the laws of the State of Florida, without regard to any choice of law provisions of Florida or any other jurisdiction.

29. NOTICE. Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

30. WAIVER OF CONTRACTUAL RIGHT. The failure of either party to enforce any provision of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract.

31. NO INDUCEMENT. Customer hereby waives any right to assert or claim that it was induced to enter into Agreement by any representation, fact, occurrence, agreement, promise, statement or warranty made by APD or any of APD's agents which is not expressly set forth in the Agreement.

32. CANCELLATION POLICY. APD will do our best to schedule your project as soon as possible. We guarantee a start date of no more than sixty (60) days from date of permit issuance. If no permit is needed, we guarantee a start date of no more than sixty (60) days of deposit/acceptance. If upon further investigation, APD opts to cancel the project due to unforeseen complications 100% of your deposit will be refunded to you within 7 days. Sometimes there are unanticipated hurdles that may require APD to change your anticipated start date. APD will do our best to contact you as soon as possible to let you know of the scheduling change.

The 3-day contract law Florida follows allows for 72 hours to cancel a contract.

If the client cancels the project after the "cooling off" period, You will forfeit your 10% deposit. The client may also be charged for any administration work completed, as well as any costs incurred for engineering plans or permitting.

Note: Please give 24 hours notice to APD for any scheduling changes.

33. SIGNATORIES. This Agreement shall be signed by {client_name} and on behalf of APD Advanced Stabilization by an authorized representative and shall be effective as of the date first written above. Agreement shall be in place once client approves/accepts Estimate online, in person or verbal.

By signing any forms or agreements provided to you by APD Advanced Stabilization, you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature or of any electronic agreement that you electronically sign or their legally binding effect.

Signature: _____ Date: _____ Time: _____

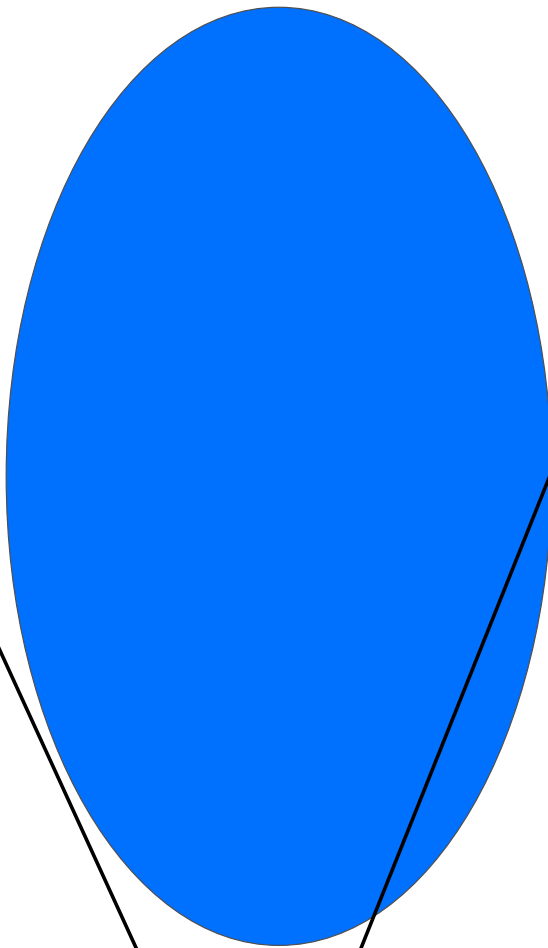
Additional Media

- [0% Financing](#)
- [APD Brackets](#)
- [Lifetime Warranty](#)
- [Pool Animation Video](#)

Legend

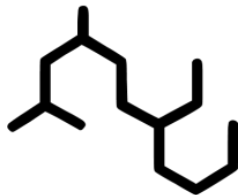
1962 Nature View
1950 Nature View

1941 LLR Blvd
19349 LLR Blvd



APD well, inject up to 750 pounds of poly foam to lift and tilt sidewalks in designated areas, so water run towards lake.

Long Lake Ranch Sidewalks



APD Advanced Stabilization
13049 Spring Hill Dr.
Spring Hill, FL 34609
www.apdfoundationrepair.com

Project Address
Doug Ruhlig
19037 Long Lake Ranch Blvd
Lutz, FL 33558

Created By
Josh Coleman
(352) 238-4192
4/29/2024

APD FOUNDATION REPAIR

CGC 1529625



APD PRICE PROMISE

APD guarantees we are offering you the lowest possible price for your project. If you find a lower price from a reputable company for the same scope of work as written in the contract, before you accept your project, we will Price Match.

APDSALESFOLLOWUP@GMAIL.COM

PRODUCTS

Explore our Products

We're proud to offer a wide range of high-quality products built to meet your needs.



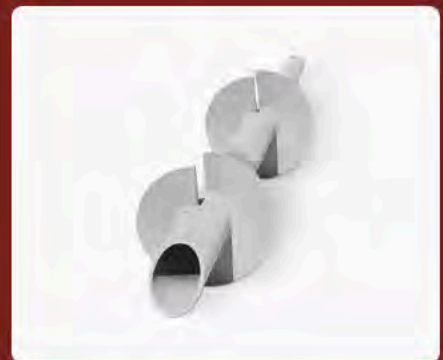
STANDARD DUTY BRACKET

Standard Duty Bracket. Galvanized & Non-Galvanized.



NEW CONSTRUCTION TOP PLATE

Various Plate Sizes & Plate Thickness Available. Galvanized & Non-Galvanized.



HELICAL LEAD

4', 5', 7', & 10' Lengths Available. Single & Multiple Helix Configurations. Diameter Sizes: 2 7/8", 3 1/2" & 4 1/2". Galvanized & Non-Galvanized



HELICAL EXTENSION

4', 5', 7', & 10' Lengths Available. Diameter Sizes: 2 7/8", 3 1/2" & 4 1/2". Galvanized & Non-Galvanized



BRACKET ASSEMBLY

Available for all Bracket sizes, includes Guide Sleeve & Starter Pipe with Displacement Ring.



SLEEVE LOCK/PUSH PIPE

1', 3', 4', 5' & 6' Sections Available. Multiple Diameter Sizes Available.



Advanced Stabilization

Benefits Of Concrete Repair



- ✓ **COST EFFECTIVE.** Concrete raising is typically about half the cost of replacing the concrete. Ultimately, the cost of raising or stabilizing concrete is a direct reflection of how much leveling material the project will require.
- ✓ **CLEAN WORK ENVIRONMENT.** No concrete or grout splatter and no wash down needed. No heavy equipment driving through landscaping.
- ✓ **LIGHTWEIGHT.** The Polyurethane material will never lose density, is permanent and weighs only about two pounds per cubic foot, compared to traditional mudjacking material which weighs on average 100 lbs per cubic foot.
- ✓ **SMALLER HOLES.** Polyurethane concrete raising requires nearly invisible $\frac{5}{8}$ " holes (size of a dime) drilled and the process calls for considerably fewer holes than traditional mudjacking. Minimal patchwork needed.
- ✓ **ADAPTABLE.** HMI polyurethane foam is a top-of-the-line material, designed specifically for different concrete applications. It allows us to easily adjust our approach to your needs.
- ✓ **ENVIRONMENTALLY FRIENDLY.** HMI foam leaves the smallest carbon footprint in comparison to ALL other concrete lifting polyurethanes.
- ✓ **TIME.** Ready to use immediately.

📞 352-200-9740

🌐 apdpoly.com

Better Business Bureau®

Start With Trust.®

BETTER BUSINESS BUREAU OF WEST FLORIDA, INC.



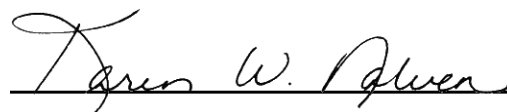
APD Advanced Stabilization

has pledged to uphold the BBB Accredited Business Standards as well as the Principles for Trust to include:

- Build Trust • Advertise Honestly • Tell the Truth • Be Transparent • Honor Promises
- Be Responsive • Safeguard Privacy and • Embody Integrity.

This 1st day of May, 2023

This membership is valid for one year only and may be revoked by the BBB due to violation of any of the above ethics.

 President

bbb.org

Customer Review/References

Micah Johnston - (605) 929-9199 - Orlando

Positive: Professionalism, Quality, Responsiveness

I called a lot of companies to take a look at my water issues in my basement. APD was the only one who provided a solution that sounds like it was going to fix the problem, not just selling on something. Danny was great in walking me through the entire process, and providing a quick quote. When the crew arrived, they were professional and very friendly. They walked us through the process at each step so we knew exactly when they were coming and going as well as what they were working on that day. Once complete, they even took the time to re-compact the soil (multiple times) so it looked nice and was sloped correctly from the house. During the work they had to remove a part of the fence. During the removal the fence was damaged slightly. Rather than trying to fix it and not tell me. They went out and got a new post and replaced it the correct way, keeping us informed of the entire process.

I will have to wait till next hurricane season to see if the work done will seal the basement from water but from what I experienced, I have no doubt that I chose the correct company to fix my issue. I would highly recommend APD for any foundation repair and waterproofing.

Richard Rowe - (970) 302-3272 - Spring Hill

Very impressed with APD Foundation repair. Everything from getting an estimate to the final finished work was professional. Josh (project manager) is very knowledgeable of the business and all that is included and required to solve the problem at hand. Josh and Dennis worked well as a team in repairing the sink hole problem we had. It was very obvious that they both cared about the work they were doing and doing it in my best interest. I would definitely use this company again and would highly recommend them.

Mike Fonzi - (336) 402-9303 - Beverly Hills

Positive: Professionalism

We were very happy with APD, from the estimate right through completion of the work. Leanne did a great job communicating with us through the whole process and even did a follow up call a week after the project was complete. The guys did an awesome job and really took their time to do a great clean up after they were done. We highly recommend APD!

Buddy Coffey - (937) 313-2090 - Wildwood

Great company to deal with to shore up our sinking concrete. Workers were very polite, friendly, and knowledgeable. They did a great job of explaining what they were going to do. Also their work is fully guaranteed. If I have problems later on they will return and fix whatever went wrong. They gave me confidence that my problem is corrected.

Doreen Diehl - (321) 946-3441 - Winter Garden

Positive: Professionalism, Punctuality, Quality, Responsiveness

We were referred to APD Foundation Repair when a job could not be completed by another company. We were very impressed with the consultation with Danny, beginning with the receipt of an email with his name and photo for security. Danny was open and honest and provided a quote quickly.

We received emails introducing us to our repair teams...again, with names and photos. They were extremely friendly and answered all of our questions.

The office was also very friendly and answered my many questions ahead of time.

We would definitely recommend APD Foundation Repair, if needed.

Gerald Brandt - (352) 804-4130 - Ocala

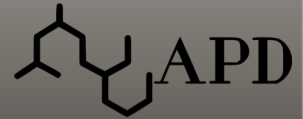
Crew was excellent and informative, very happy with the results.

Jackie Borge - (754) 422-8980 - Pembroke Pines

Best company to work with, they always return your calls right away. They are perfectionist at what they do. Couldn't believe how clean they left the area after they were done, even in the down pouring rain, I had told them that I could finish the little that needed to be done and said no it was their job and left it looking like it was before they came to start the job. I was very impressed by how polite and hard working people, including the office managers were. They drove 5 hours away to my home. Save money compared to the companies in my area. It was pleasure working with them, unlike the other company I dealt with to do the same job.



Having Problems with your



*Sidewalks

*Porches

*Driveways

*Patios

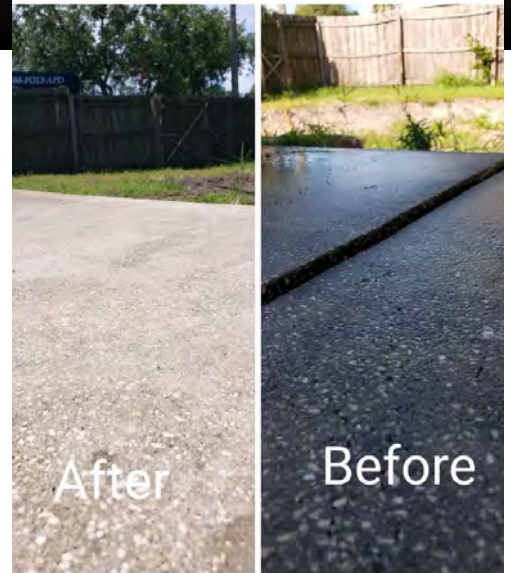
*Basement Floors

*Front Steps

*Garage Floors

*Voids under your
Foundation

*Warehouse Floors



Don't Replace! Repair!

Leading reasons for using our polyurethane injection
Concrete Lifting System:

- ***Fills unseen voids** structural polymer will expand and flow into cracks and voids away from the port even ones as small as 1/32 of an inch.
- ***Same day use** cure time is within 15 minutes after the initial injection, projects take less than a day instead of several days to be fully available for use.
- ***Erosion proof** the polymer material is resistant to water penetration. Last longer than your typical mudjacking material.
- ***Lightweight** structural polymer weighs roughly 3-5 pounds per cubic foot compared to mudjackings at 100-110 pounds per cubic foot.
- ***Helps compact the soil** the structural polymer is injected under high pressure as a liquid and mixes and solidifies compacting the underlying soil.
- ***Less intrusive** structural polymer needs a 5/8" hole to inject under the concrete slab, while mudjacking will use a 1 to 1 5/8" hole.
- ***A cost-effective alternative** avoids tear-out and replacement costs.