

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

Advanced Meeting Package

Regular Meeting

***Thursday
October 6, 2022
6:00 p.m.***

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

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

Long Lake Ranch Community Development District

Development Planning and Financing Group

[X] 250 International Parkway, Suite 280
Lake Mary FL 32746
321-263-0132 Ext. 285

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, October 6, 2022, at 6:00 p.m.** at the **Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558.**

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

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

Sincerely,

Tish Dobson

Tish Dobson
District Manager

Cc: Attorney
Engineer
District Records

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

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

Call-in Number: +1 (929) 205-6099

Meeting ID: 913 989 9080

Passcode: 842235

Zoom Link:

<https://vestapropertyservices.zoom.us/j/9139899080?pwd=aFdWVzFxb3Y0L2w4eG9VTnZRakl0UT09>

Agenda

I. Call to Order/Roll Call

II. Pledge of Allegiance

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

IV. Staff Reports

A. Landscaping & Irrigation

1. Presentation of Field Inspection Report

[Exhibit 1](#)

2. Consideration of Red Tree Proposals

[Exhibit 2](#)

a. Landscape Renovation Proposals

- End Caps at Traffic Circle - \$10,316.00
- Serenoa Dr. & Bittern Dr. Islands – North Island - \$7,468.50
- Serenoa Dr. & Bittern Dr. Islands – South Island - \$4,803.00
- Serenoa Dr. Entrance - \$6,452.00
- Bittern Island - \$1,469.00
- Foxtail Entrance - \$9,210.00

b. Fall 2022 Annuals - \$7,272.00

c. Sod Replacement - \$2,700.00

B. Aquatic Services

1. Presentation of Aquatics Treatment Report

[Exhibit 3](#)

C. District Engineer

D. District Counsel

E. Clubhouse Manager

1. Presentation of Clubhouse Manager Report

[Exhibit 4](#)

F. District Manager

V. Consent Agenda

- A. Consideration of Minutes of the Board of Supervisors' Meetings Held on September 1, 2022 [Exhibit 5](#)
- B. Consideration of Unaudited August 2022 Financial Statements [Exhibit 6](#)
- C. Consideration of Operation and Maintenance Expenditures for August 2022 [Exhibit 7](#)

VI. Business Items

- A. Consideration of Florida Field Services Holiday Lighting Proposal - \$4,450.00 [Exhibit 8](#)
- B. Consider of The Lake Doctors Proposals [Exhibit 9](#)
1. LED Light Repair - \$7,070.50
2. Fountain Repair - \$18,106.75
- C. Consideration of Florida Coast Equipment Utility Vehicle Proposals [Exhibit 10](#)
1. Option 1 - \$12,884.48
2. Option 2 - \$18,069.48

VII. Supervisors Requests

VIII. Audience Comments – New Business

IX. Next Meeting Quorum Check: November 3rd, 6:00 PM

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

X. Adjournment

EXHIBIT 1



October 2022

Aquatics



Pond and lake management of algae and invasive vegetation is well above average in comparison to other communities in the tri-county region. Continual stocking of the ponds with fish that thrive on Hydrilla is encouraged, as the results provide positive indication of declining levels of Hydrilla over the last couple of months.





LONG LAKE RANCH FIELD OPERATIONS REPORT



Minimal trash was observed in the ponds. GHS Environmental is performing above expectations in servicing the Aquatics.

Landscape & Irrigation Maintenance



Routine arbor maintenance is underway throughout the community.

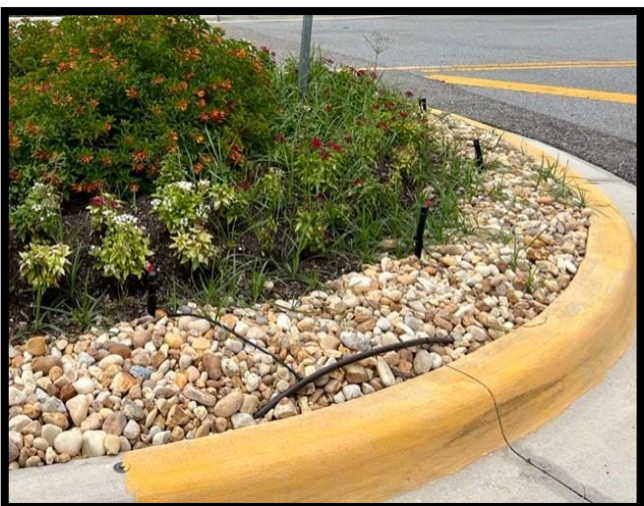


Manual and chemical weed control is ongoing and has been a continual challenge.





LONG LAKE RANCH FIELD OPERATIONS REPORT



Manual weed control is encouraged.



Trimming of the ornamental grasses began the week of September 19th.





LONG LAKE RANCH FIELD OPERATIONS REPORT

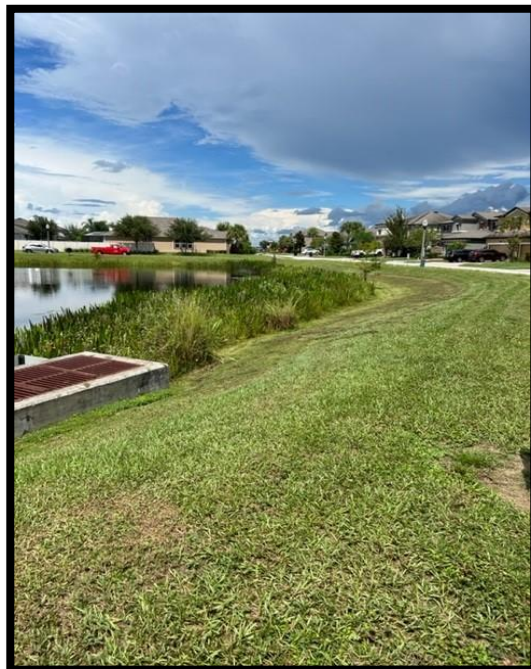


The hedges throughout the community are filling in with signs of new growth. The routine shaping away from the fence and sound barrier will continue to encourage new growth on the interior branches for an overall heartier hedge.





LONG LAKE RANCH FIELD OPERATIONS REPORT



The frequency of the mowing has improved over the last couple of weeks and the results showcase the community as being well maintained. This is a significant improvement!

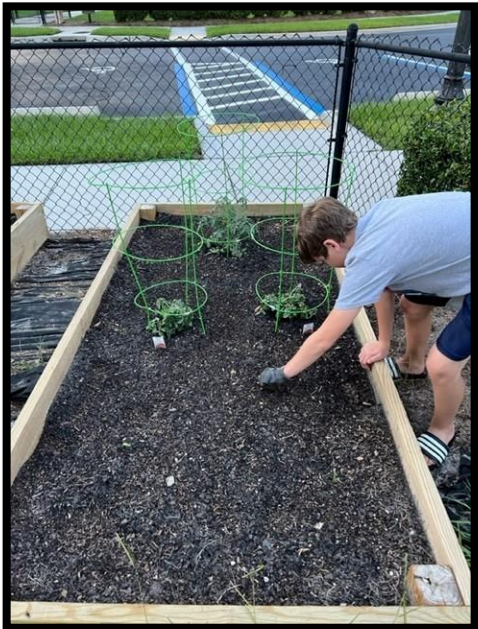




LONG LAKE RANCH FIELD OPERATIONS REPORT



The Foxtail pool landscape enhancement is taking shape. The Board may want to consider adding small plant material along the borders of the pool deck at a later date.





LONG LAKE RANCH FIELD OPERATIONS REPORT

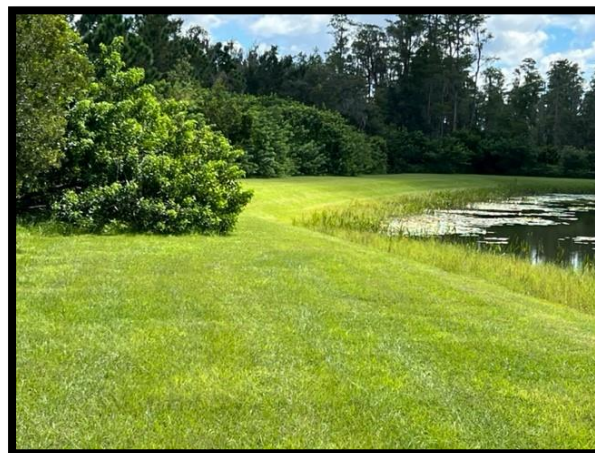


The Community Garden is taking shape with a new crop of Tomatoes, Green & Red Peppers, and Broccoli.

Recommendations



Repair the community fence around the pump station across from the Amenity Center. Pasco County verified the fence is owned by the District.

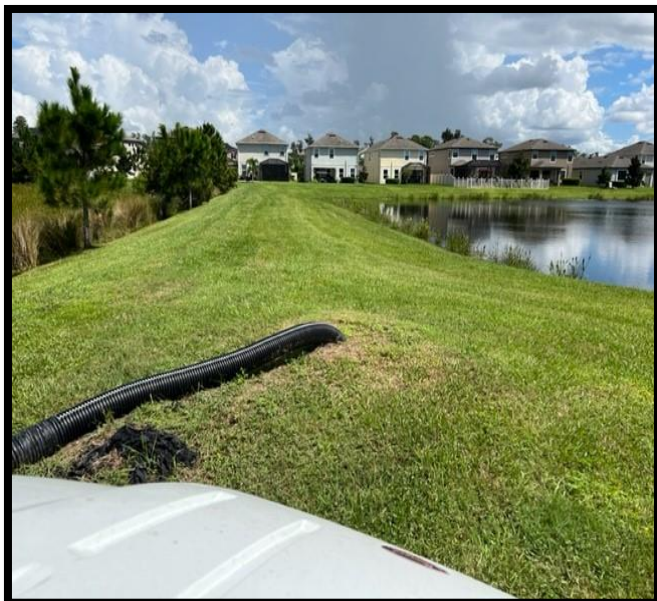


Contract RedTree of the Aquatics team to trim back the conservaton area from the common areas. Some of the vegetation is invasive (Brazilian Pepper Tree) so removal may be a recommendation by the Aquatics team.





LONG LAKE RANCH FIELD OPERATIONS REPORT



An abandoned drainage flex tube should be cut below the surface of the ground and filled in with soil.



Repair the fence line between Long Lake Ranch and Heritage Harbor.
Location: Back side of Primrose



EXHIBIT 2



The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday FL 34690

Landscape Enhancement Proposal for

Longlake Ranch CDD

9/23/2022

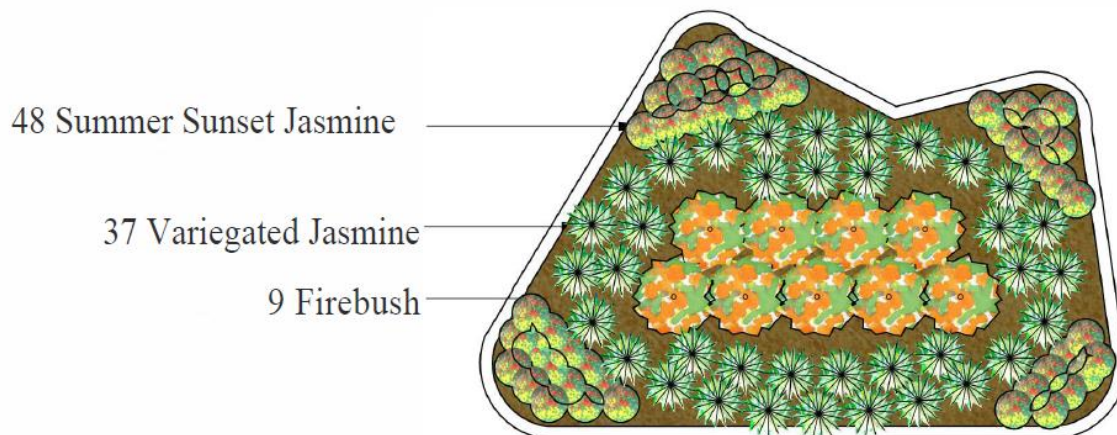
End Caps @ Traffic Circle

Circle end cap design will be followed ... These are located at the end of Serenoa Dr., Nature View Dr. & Long Lake Ranch Blvd... Variegated Jasmine is listed on proposal, but it is still my suggestion to install Variegated Liriope as originally on landscape design... It is my understanding the board is leaning away from the Liriope as it hasn't performed well before, after further evaluation I noticed what has not performed well is actually Aztec Grass which isn't as hardy and forgiving as Liriope can be.

<u>Qty</u>	<u>Description</u>	<u>Size/Unit</u>	<u>Unit Cost</u>	<u>Total</u>
192	"Summer Sunset" Jasmine	1gal	12.00	2,304.00
36	Firebush	3gal	26.00	936.00
148	Variegated Jasmine	1gal	12.00	1,776.00
8	Organic Soil & prep	yards	175.00	1,400.00
12	Hardwood Mulch	yards	75.00	900.00
4	Rip Out	all	750.00	3,000.00

Total Landscape:

\$10,316.00



Serenoa Dr & Bittern Dr. Islands Renovation

End cap design will be followed at end caps of both islands... **The North end cap** has Red Fountain Grass that will remain and end cap design will be installed, dead Jasmine that runs the length of the island will be removed & Bahia Sod will be installed on both sides leaving a 5' wide bed for existing Ligustrums & Palms that will have Pine Straw installed... **The South end cap** has Juniper that will remain and strip of sod installed to match north island and end cap design will be installed... There are 2 Magnolias that are declining and will be removed and replaced with Ligustrum trees to match north island... Declining & missing Burford Holly & Juniper will be replaced.



<u>Qty</u>	<u>Description</u>	<u>Size/Unit</u>	<u>Unit Cost</u>	<u>Total</u>
North Island				
11	Firebush	3gal	26.00	286.00
10	Organic Soil & Prep	yards	175.00	1,750.00
1	Ripout Jasmine for sod installation	all	750.00	750.00
1750	Bahia Sod	sq ft	1.75	3,062.50
30	Pine Straw	bales	9.00	270.00
1	Retrofit irrigation	all	1250.00	1,250.00
50	Seasonal Color	all	2.00	100.00
Total North Island:				<u>\$7,468.50</u>
South Island				
11	Firebush	3gal	26.00	286.00
40	Parson Juniper	3gal	26.00	1,040.00
27	Burford Holly	3gal	26.00	702.00
2	Ligustrum	30gal	475.00	950.00
2	Remove declining Magnolia	all	550.00	1,100.00
100	Bahia Sod	sq ft	1.75	175.00
50	Pine Straw	bales	9.00	450.00
50	Seasonal Color	all	2.00	100.00
Total South Island:				<u>4,803.00</u>

Serenoa Dr. Entrance Renovation

This includes island end cap, inbound & outbound sides of entrance... Island end cap will follow existing end cap design at Roseate Dr. end cap including rock border... Inbound & Outbound sides will follow general theme and laid out at time of install accordingly... Variegated Jasmine is listed on proposal, but it is still my suggestion to install Variegated Liriope as originally on landscape design for other areas.



<u>Qty</u>	<u>Description</u>	<u>Size/Unit</u>	<u>Unit Cost</u>	<u>Total</u>
30	Little Bunny	3gal	26.00	780.00
47	Firebush	3gal	26.00	1,222.00
50	Variegated Jasmine	1gal	12.00	600.00
1	River Rock	ton	425.00	425.00
5	Organic Soil & Prep	yards	175.00	875.00
50	Pine Straw	bales	9.00	450.00
175	Seasonal Color	all	2.00	350.00
1	Ripout & Haul Away	all	1750.00	1,750.00
Total Landscape:				<u><u>\$6,452.00</u></u>

Bittern Island Renovation

This includes replacing any declining, dead or missing Burford Holly throughout the island... Island end cap will follow existing end cap design at Roseate Dr. end cap including rock border.

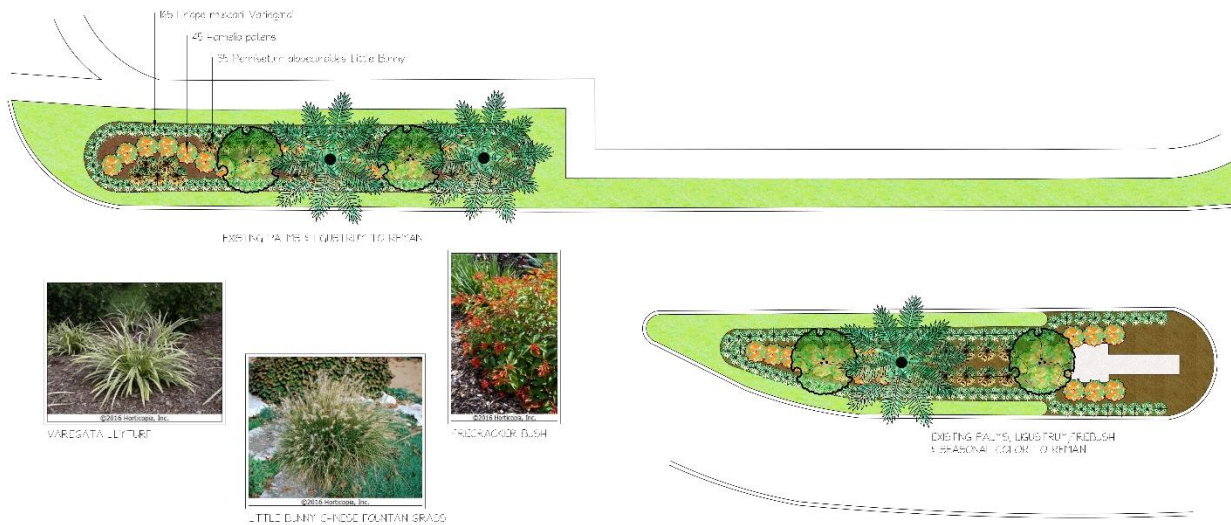


<u>Qty</u>	<u>Description</u>	<u>Size/Unit</u>	<u>Unit Cost</u>	<u>Total</u>
24	Burford Holly	3gal	26.00	624.00
1	River Rock	ton	425.00	425.00
75	Seasonal Color	all	2.00	150.00
30	Pine Straw	bales	9.00	270.00
Total Landscape:				\$1,469.00

Foxtail Entrance

Variegated Jasmine is listed on proposal, but it is still my suggestion to install Variegated Liriope as originally on landscape design attached.

<u>Qty</u>	<u>Description</u>	<u>Size/Unit</u>	<u>Unit Cost</u>	<u>Total</u>
45	Firebush	3gal	26.00	1,170.00
165	Variegated Jasmine	1gal	12.00	1,980.00
35	Little Bunny'	3gal	26.00	910.00
250	Bahia Sod	sq. ft.	2.00	500.00
10	Organic Soil & prep	yards	175.00	1,750.00
10	Hardwood Mulch	yards	75.00	750.00
1	Rip out existing Palms, Ligustrum & Firebush to remain	all	2150.00	2,150.00
Total Landscape:				\$9,210.00



Qty	Botanical Name
165	Liriope muscadif Variegata
45	Hemella palm
35	Persea indica aboumoules Little Bunny
10	Organic Soil and Prep
10	Hardwood Mulch

LONGLAKE RANCH CDD FOXTAIL ENTRANCE			
client:	date:	revision:	
scale: 1"=10'	date: 8/24/2022		
drawn by: K.S.	checked by:	drawing #:	1/1

Longlake Ranch Blvd. Island

Install 4 Bottlebrush Trees

<u>Qty</u>	<u>Description</u>	<u>Size/Unit</u>	<u>Unit Cost</u>	<u>Total</u>
4	Bottlebrush	30gal	475.00	1,900.00

Plant Pallet



Firebush



Little Bunny



Suggested Variegated Liriope



Summer Sunset Jasmine



Variegated Jasmine alternative to Variegated Liriope

Proposal submitted by Kevin Smith – Senior Landscape Designer
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679



The New Standard in Landscape Maintenance

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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

FALL 2022 SEASONAL COLOR INSTALLATION PROPOSAL
FOR
LONG LAKE RANCH CDD

Attention: Ms. Tish Dobson – District Manager

October 3, 2022

Scope of work

- Installation of (3,636) 4" annuals in all seasonal color beds.
- Supplemental installation of organic potting media.

(3,636) annuals X \$2.00 per annual: \$7,272.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & Florida Certified Horticulture Professional
peteluke@redtreelandscapesystems.com / Cell phone: (727) 919-3915



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Sod Replacement Proposal

FOR

Long Lake Ranch CDD

Attention: Tish Dobson, District Manager

October 5, 2022

Scope of Work

Sod replacement – Long Lake Ranch Boulevard just before Cordgrass monument – inbound side



- Rip out and remove existing sod
- Install (1,200) square feet of St. Augustine Sod.
- Includes all labor, materials, hauling and dumping fees.

PRICE: \$2,700.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist
rjohnson@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 3


 <div>GHS Environmental PO Box 55802 St. Petersburg, FL 33732-5802 727-432-2820</div>	Project: Long Lake Ranch No. of Ponds: 26 (See Map On File)										Actions Required At Time of Inspection G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.) A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.) F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.) S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort) L = Treated Lilies (ie fragrant waterlily, spatterdock) T = Trash/debris removed * = See Note																	
	Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
	12/29/2021																											Prepared and submitted Proposal #s 21-238, 21-239 and 21-240 requested by the CDD for the January 2022 meeting.
	1/6/2022																											Attended CDD meeting to discuss and answer questions regarding the three proposals (#21-238, 21-239 and 21-240) requested in December 2021.
	1/7/2022																											Revised and submitted Proposal #21-238R1 per the CDD's request at the 1/6/22 CDD meeting.
1/14/2022	G	T	T	T	T						T	T			T		T					T	T	T	T		T	Backpack treatments of aquatic grasses in the littoral zone around the Big Lake. Measured control structures of Pond 10 and 30 for construction of carp barriers.
1/31/2022	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup on all ponds.
2/10/2022	T		Notes						G																			No further erosion observed at Borrow Pit PVC stakes.
2/16/2022	T								T					T		T		T	T							T	T	Pond 30 - less trash removed since holidays.
2/17/2022										A, S																	S	
2/22/2022	G																		G	G								Grass treatment in littoral zones of Big Lake and west side of Ponds 20 and 30.
3/4/2022	T	T	T	T	T						T	T	T				T				T	T	T	T		T		
3/14/2022						T	T	T	T	T				T	T	T		T	T		T					T		
3/18/2022																												Construct carp barriers for Pond Nos. 10 and 30.
3/21/2022																												Install carp barriers for Pond Nos. 10 and 30.
3/23/2022																												Prepare and submit information to SWFWMD for grass carp approval.
3/24/2022																												Received approval from SWFWMD for grass carp stocking.
3/29/2022																												Prepared and submitted permit amendment to FWC to add Pond Nos. 10 and 30 for grass carp stocking.
4/8/2022	T	T	T	T	T	T					T	T	T				T			T	T	T	T	T		T		Water levels dropping. Field visit with D. Ruhligh to show him the hole in the concrete of the southernmost control structure on the west side of the Big Lake.
4/12/2022																												Obtained amended FWC permit to stock Pond Nos. 10 and 30 with grass carp. Ordered 12" - 14" grass carp for May delivery.
4/21/2022																												Site inspections of ponds.
4/27/2022																												Revised and submitted Proposal #21-240R1 for Fish Stocking (Blue Gill, Redear Sunfish and Blue Tilapia). Coordination with Mac McGaffney.
4/29/2022		T	T								T	T	T		G, T		T			G, T			T					Focus on grass treatments in community ponds while water levels are down.
5/4/2022	T	G					T	T	T	T			G	G			G	T	T							T		Grass treatments.
5/5/2022																												Attended CDD meeting to discuss and answer questions regarding proposal #21-240R1 for midge fly stocking
5/11/2022														G, T		G, T										G, T		Grass treatments.
5/26/2022	G																											Grass treatment in littoral zones of Big Lake.
6/3/2022	G																					G	G	G			S	Grass treatment in littoral zones of Big Lake, 50A, 50B and 60.
6/10/2022	T					T	T	T	T	T						T									T	T		
6/15/2022	G													*					*									Installed 51 grass carp in Pond 30. Installed 34 grass carp in Pond 10.
6/20/2022	S					G, S	G	G	G, L	G												G				S		Hydrilla treatment in Big Lake and Pond 90.
6/30/2022																										G		Grass treatments.
7/1/2022					G															G								Grass treatments.
7/18/2022	T			T	T									T					T	T		T	T		T			Windy conditions
7/27/2022		T	T						T	T	T	T	T		T	T	T			T	T	T	T			T		Meeting with T. Dobson to discuss overview of onsite ponds and answer any questions. PorcellaCor to be applied to Pond 10 and Big Lake next week to combat hydrilla topping out at surface.
8/4/2022	G													S				G										Hydrilla treatment in Pond 10.
8/5/2022	*																											Provided, delivered and installed 1,575 bareroot jointed spikerush in in NW corner of Big Lake to help combat erosion.
8/11/2022						A, T	A	A										G, T										
8/17/2022	G	T	T			*					T	T	G, T	G, T		G, T					T *	T	T	T *				Field meeting with T. Dobson to review the clumps of grass located in the natural wetland surrounded by FPM 6, 7 and 7A. Not under contract but GHS will treat these clumps in the near future. Sent email to T. Dobson concerning erosion area in NW corner of FPM 6. Also sent pictures of two locations of vegetation starting to restrict access to Ponds 40 and 60.
8/18/2022 *																												Reviewed two unknown contraptions located in wetland in the NE corner of Breynia Dr and Moorhen Way per D. Ruhlig. Contraptions installed by Mosquito Control per return call with D. Ruhlig.
8/24/2022	G													*					*									The hydrilla in Pond 30 has shown drastic improvement since the full stocking rate of grass carp were introduced. Pond 10 is showing improvement but still have some topped out hydrilla.
9/1/2022				T	T	T	T	T	L, T	T				T		T		T	T		T	T		T	T			Treated reachable lilies in FPM 9.
9/8/2022		T	T								T	T	T		T		T			T			T				T	Field meeting with T. Dobson and B. Henman
9/21/2022	T													*					*									Field meeting with T. Dobson to look at progress of grass carp in Pond Nos 10 and 30. Pond No. 10 continuing to improve and Pond No. 30 has seen great results. Reviewed areas of Brazilian pepper encroaching into maintenance berms from the wetland buffer areas. Several FPMs and ponds that were lagging behind on water levels filled up with recent rain events.

EXHIBIT 4

Long Lake Ranch CDD

Amenity Manager's Report

Date of report: 9/27/2022

Submitted by: Doug Ruhlig

Clubhouse & Amenities

- Security at Foxtail is up and functional
- The main clubhouse has been switched to the new system, the pavilion is next and we will be 100% switched over.
- The camera system will start as soon as the security badge system is finished.
- Storm prep was completed
- Fans for Foxtail have been purchased and started the install.

EXHIBIT 5

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, September 1, 2022 at 6:01 p.m. at the Long Lake Amenity
6 Center, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

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

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

9 Present and constituting a quorum were:

10 Bill Pellan (<i>via phone</i>)	Board Supervisor, Chairman
11 Heidi Clawson	Board Supervisor, Vice Chairwoman
12 John Twomey	Board Supervisor, Assistant Secretary
13 James Koford	Board Supervisor, Assistant Secretary
14 George Smith	Board Supervisor, Assistant Secretary

15 Also present were:

16 Tish Dobson	District Manager, DPFG Management & Consulting
17 Brent Henman	Field Operations, DPFG Management & Consulting
18 Sarah Sandy (<i>via phone</i>)	District Counsel, Kutak Rock LLP
19 Doug Ruhlig	Amenities Manager, Vesta
20 Tim Gay	Illuminations Holiday Lighting
21 William Butler	American Power Washing LLC

22 *The following is a summary of the discussions and actions taken at the September 1, 2022 Long Lake Ranch*
23 *CDD Board of Supervisors Regular Meeting.*

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

26 Prior to opening the floor to audience comments, Ms. Clawson led all present in reciting the Pledge
27 of Allegiance.

28 There being none, the next item followed.

29 **THIRD ORDER OF BUSINESS – Staff Reports**

30 A. Landscaping & Irrigation

31 1. Exhibit 1: Presentation of August Field Inspection Report

32 There were no comments on the Field Inspection Report.

33 2. Exhibit 2: RedTree Proposals (if any)

- 34 • Entrance Island & Inbound Planting Bed - \$9,210.00
- 35 • Island End Cap Renovation - \$2,467.25
- 36 • End Cap Renovation - \$2,579.00

37 Ms. Dobson stated that RedTree was not able to attend the meeting to present the proposals,
38 and asked the Board whether they wished to discuss the proposals or to table them for
39 further consideration. The Board discussed conditions of islands around the traffic circle,
40 and the potentials of various plant material. Ms. Clawson stated that she had discussed the
41 matter with Ms. Dobson, and had agreed to work through the project to determine

alternative plans and suggestions, given that the plants may not be the best fit. Mr. Twomey inquired about uses for the carryover at the start of the next fiscal year, and Ms. Dobson advised that extra funds could go into the next year's capital improvement plan, or could be rolled into reserves. Comments were made about crew staffing potentially being spread thin, and Mr. Henman additionally discussed the process of detailing the community, by breaking sections out for rotations.

The Board discussed contractual obligations for the landscape team, including palm trimming, fertilization, and rotations. Mr. Pellan encouraged the Board to review the scope of services in the agreement, suggesting that the requirements of the agreement were not currently being fulfilled. Mr. Pellan stated that there was a clause in the agreement to repair obligations that had not been fulfilled within 48 hours, and failure to comply and address these again would result in a violation of the agreement.

Mr. Koford made a motion, seconded by Mr. Smith, to take the landscape contract out to bid, for the Long Lake Ranch Community Development District.

During discussion of the motion, Ms. Sandy advised that the District would need to undergo a formal RFP process, and fielded questions from the Board regarding costs and criteria. Ms. Dobson also cautioned against the Board going out for RFP for the same services in quick succession, as this may dissuade vendors from submitting proposals. Mr. Koford clarified that he had made his motion out of concern for the vendor's capacity, acknowledging that the vendor was professional and communicative, and had otherwise been capable of doing work properly.

During discussion of the motion, Ms. Clawson asked for clarification on the tree pruning monthly task, and Mr. Henman explained that tree pruning and hardwood pruning were considered separate services. Mr. Koford additionally indicated that there was a dead pine tree by Sun Lake Boulevard, and a declining elm in the area.

During discussion of the motion, Mr. Pellan suggested that it was the District management company's responsibility to ensure that companies under contract with the CDD were meeting the requirements and expectations, and fulfilling the specified scopes of service. Ms. Dobson acknowledged this and indicated that communications between DPFG staff and the landscape company were well documented.

During discussion of the motion, Ms. Sandy stated that she had the documentation and the criteria that the Board used for the previous RFP, and could go through them with the Board. Ms. Sandy stated that moving forward with the RFP would need authorization of District staff to notice the RFP and assemble the project manual, as well as approval from the Board of the evaluation criteria. Ms. Dobson suggested having a meeting between District staff and Mr. Lucadano to lay out the contract and go through with each point, making the Board's expectations for landscaping and perceived shortcomings clear. Ms. Dobson suggested having a 30-day window to get everything back in line, else the District would then go out for RFP. Ms. Sandy commented that the Board could additionally authorize for a Supervisor to work directly on this issue.

Ms. Dobson stated that, as the discussion of going out to bid was not on the agenda, the Board needed to open the floor to public comment.

Comments were made from residents regarding the need for the vendor to fulfill the number of site visits and services paid for by the contract.

Following the public comment period, Mr. Koford withdrew his motion.

Mr. Koford explained that his withdrawal of the motion was contingent upon a meeting occurring between District management staff and the landscape vendor, and asked whether the Board could send a list of concerns. Ms. Dobson stated that she recommended representation from the Board as this would lend weight to the list of concerns being raised by the Board. Ms. Dobson suggested for Supervisors to send in their concerns by September 6, and then she would proceed with scheduling a meeting at the clubhouse with herself, Mr. Henman, Mr. Lucadano, Mr. Koford, and, if possible, Mr. Johnson, to go through the list. Ms. Dobson added that she would send copies of the current agreement to the Board for reference.

(Mr. Smith left the meeting at 6:57 p.m. and rejoined at 6:59 p.m.)

Two irrigation proposals were walked on, in the amounts of \$2,217.50 and \$7,017.50, with Ms. Dobson explaining that these were in response to a recent lightning strike. Ms. Dobson stated that the first estimate was to replace the Hunter I-Core controller and output module, as currently it was causing the irrigation to constantly run, and that the second was an alternative to install a full easy-to-wire decoder system with associated modules and connectors. Discussion ensued.

On a MOTION by Mr. Koford, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved the irrigation proposal for replacement of the Hunter I-Core controller and output module, in the amount of \$2,217.50, for the Long Lake Ranch Community Development District.

Following the motion, Ms. Dobson suggested proceeding with the Illuminations Holiday Lighting agenda item, as the vendor was present at the meeting.

B. Exhibit 9: Consideration of Illuminations Holiday Lighting Proposal - \$13,900.00

This item was presented out of order.

Mr. Gay explained the scope of the existing basic proposal, and noted that it was itemized for the Board to be able to pick and choose which aspects they wished to have for the community. The Board commented on Mr. Gay presented a track lighting product as an alternative to the proposal, noting that it would be a one-time cost to install it permanently as a year-round lighting feature. Comments were made by the Board stating that while they were positive on the product, there was not currently room on the budget. Ms. Clawson additionally noted that the CDD had purchased lights in 2021 that were currently in storage at Foxtail.

In response to a question from the District Manager, Mr. Gay stated that he had worked with communities that had purchased the track lighting for one or two structures at a time, and that he was open to however the District may want to prioritize structures. Mr. Gay fielded questions from the Board regarding troubleshooting lighting, durability during storms, and remote access to control the lighting.

Ms. Dobson distributed an estimate from Florida Field Services, which was the vendor who had installed lighting for the community in 2021, and stated that reinstallation from them came out to \$4,450.00. Discussion ensued regarding the amount of bulbs that had been purchased previously, and what costs would be to address bulbs that were burnt out or broken.

Following discussion, Ms. Dobson stated that she could bring consideration of this item back to the next meeting, with other options to explore, and that staff could get a count of how many lights were currently nonfunctional to get estimated pricing for replacements.

Ms. Dobson introduced Mr. Butler to the Board, and Mr. Henman explained the context of the verbal proposal to power wash the fence by the lake being presented. Mr. Butler stated that his bottom-line price for the length of the fence was \$1,400. The Board discussed and determined that there was money in the budget to pay for this.

Ms. Dobson noted that another community had similarly needed to deal with rust issues, and that sealing the panels following cleaning had been an effective preventative measure that also made subsequent cleaning easier. The Board discussed sealant solutions, including a locally produced product named Snowcap, and comments were made in favor of treating a small test area.

Mr. Smith made a motion, seconded by Mr. Koford, to approve the American Power Washing lake fence pressure washing proposal, in an amount not to exceed \$1,400.00.

During discussion of the motion, Ms. Dobson stated that as this item was not on the published agenda, the Board needed to open the floor to public comment before voting on the motion. There were no comments from the public on this item.

On a MOTION by Mr. Smith, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board approved the American Power Washing lake fence pressure washing proposal, in an amount not to exceed \$1,400.00, for the Long Lake Ranch Community Development District.

Following the motion, Mr. Butler stated that he could get a written copy of the proposal to Ms. Dobson the day following the meeting.

C. Aquatic Services

1. Exhibit 3: Presentation of Aquatics Treatment Report

Mr. Henman noted that the aquatic services vendor was in the process of getting a hydrilla outbreak under control, adding that erosion had also been noticed by Dagger Wing. Mr. Pellan recalled previous discussions about a hydrilla killer treatment, and Ms. Dobson stated that the vendor had been waiting to see how the fish would respond prior to applying additional spray treatments, but that she could follow up with him.

Mr. Henman additionally gave an overview of field operations, noting that speed limit signs were now being installed, and reporting some issues with the south fountain related to electrical problems that the vendor was working to resolve. Mr. Henman addressed Supervisor questions about the shed, stating that it would be installed as soon as the concrete was in. Ms. Dobson added that the CDD had placed a 50% down payment for the project, and that the remaining funds were set aside.

The Board discussed the conditions of the gates, with comments made indicating the maintenance and repair costs, as well as the downtime. The Board discussed the possibility of removing the gates, and District Counsel was requested to look into legal considerations. The Board additionally directed staff to acquire proposals and provide recommendations for heavy duty fence and gate replacement.

D. District Engineer

The District Engineer was not present. Ms. Dobson stated that she had walked the area with Mr. Chang for the new utility shed, and that she had distributed emailed recommendations from him regarding an erosion issue, which the aquatic services vendor was working on a proposal to address.

E. District Counsel

Ms. Sandy stated that an executed copy of the Board-approved HOA use agreement had been received, following additional work with the HOA counsel. Ms. Sandy additionally provided an update on the letter sent to the residents involved in the July 9 incident at the pool, in which information regarding the temporary suspension of amenity privileges had been relayed. Ms. Sandy advised that she had been notified that the residents were seeking a potential attorney regarding a claim against the CDD for alleged selective enforcement. Ms. Sandy requested for any communications surrounding the incident received by Board members or staff to be directed to her office.

Ms. Sandy additionally provided updates on agreements that had been drafted for amenity management and pool cleaning with Vesta, and finalized agreements for concrete and electric vendors. Ms. Sandy also noted that two property access agreements had been put together, one of which had already been approved by the Board and the other of which was on the agenda for consideration.

Mr. Koford asked whether there was any action that the Board could take to revise CDD responsibilities for maintaining the landscaping by the construction site near Sun Lake Boulevard, noting that construction trucks were constantly driving across the area anyway. Ms. Sandy stated that the CDD had a license agreement with the county to maintain the landscaping, and that she believed that the District had the ability to terminate the agreement, contingent upon the removal of any landscaping and/or irrigation installed. Ms. Clawson stated that she believed there was none. Ms. Sandy stated that she would need to look at the use agreement, but could draft a letter of termination.

On a MOTION by Ms. Clawson, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board approved the authorization of District Counsel to draft a letter of termination notifying Pasco County that Long Lake Ranch CDD would cease from maintaining the landscaping along Sun Lake Boulevard from Night Shade to US Highway 54, for the Long Lake Ranch Community Development District.

F. Clubhouse Manager

1. Exhibit 4: Presentation of Clubhouse Manager Report

Mr. Ruhlig stated that the subpanel and rear pavilion piping had been completed by Kazar's Electric, and that they had been asked to provide an estimate for work on the box for the fountain. Mr. Ruhlig stated that the Foxtail pool was now fully operational, but that the transition to the new access control system was still in progress, to be completed within the next two weeks. Mr. Ruhlig noted some minimal surge protection that had gone in for the security system with pool gates, following some lightning damage that had occurred, and that a new surge protector battery backup unit had since been ordered. Following discussion on communicating the Foxtail system transition out to residents, Ms. Dobson suggested that any eblast be emailed out to the Board first ahead of time for their awareness.

Mr. Ruhlig added that some of the fans at Foxtail had had motors blow out as part of the electrical issue, and asked the Board whether he could proceed with ordering replacements. The Board did not express any opposition to the suggestion.

G. District Manager

Ms. Dobson noted that an email had been sent out the day before the meeting, regarding concerns on the budget that had been raised by Supervisor Smith, and noted that she invited Mr. Smith to have a conference call with herself, Mr. McGaffney, and potentially an accountant as clarification.

Mr. Smith commented on the approval process of the budget, suggesting that the budget had been unbalanced and rushed through despite there being a viable 15-day window for a notice to have

been posted in accordance with the deadline. Mr. Smith expressed concerns about there not being a reserve schedule, noting that he would be working with Mr. McGaffney to put something together. Ms. Dobson clarified that the CDD had a reserve fund and study, and that the balance was something that the Board voted on each year. Mr. Smith additionally expressed concerns about audited financial statements not yet being provided, noting a delay of about 60 days. Ms. Sandy stated that she would need to get an estimated date from Mr. McGaffney, noting that there was an auditing firm that the District Management company worked with for audited financials. Ms. Dobson confirmed that the CDD's auditors had everything, and were sending regular updates on progress.

Ms. Dobson noted a request from the HOA for the Board to consider installing a digital lock on the door for the spirit committee to be able to access. The Board discussed methods to have access restricted to various extents. Ms. Dobson added that, in response to unauthorized use of one of the CDD pumps and wells, as well as clock and controller doors being left open, the irrigation vendor had been authorized to install small locks on the controllers.

1. Discussion of Sun Lake Blvd. Streetlights

Ms. Dobson stated that Pasco County would be responding to the street light situation by the end of the week.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 5: Consideration of Minutes of the Board of Supervisors' Meetings Held on August 4, 2022

Mr. Pellan commented that he felt that Mr. Smith's concerns regarding the budget had not been properly reflected in the minutes. Ms. Clawson suggested that Lines 308-319 adequately summarized Mr. Smith's opposition and the suggested meeting with Mr. McGaffney to reconcile the issues, and that the motion at Lines 332-335 included language related to Mr. Smith working with District staff to ensure accuracy.

On a MOTION by Ms. Clawson, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors' Meetings Held on August 4, 2022, for the Long Lake Ranch Community Development District.

B. Exhibit 6: Consideration of Unaudited July 2022 Financial Statements

Mr. Twomey asked for clarification on an unassigned balance, and comments were made in favor of looking into reallocating funds once the audit came back.

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

C. Exhibit 7: Consideration of Operation and Maintenance Expenditures for July 2022

(Mr. Smith left the meeting at 9:19 p.m.)

On a MOTION by Mr. Koford, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board approved the Operation and Maintenance Expenditures for July 2022 for the Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS – Business Items

A. Exhibit 8: Consideration & Adoption of **Resolution 2022-14**, Designating Signatories for Operating Bank Account

On a MOTION by Mr. Koford, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board adopted **Resolution 2022-14**, Designating Signatories for Operating Bank Account, for the Long Lake Ranch Community Development District.

B. Exhibit 10: Consideration of Easement Request – 18745 Deer Tracks Loop – Installation of Pool

The Board discussed the estimated timeline for a typical pool installation, and the location of the easement and its access points.

On a MOTION by Ms. Clawson, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board approved the use of easement agreement for the address at 18745 Deer Tracks Loop, for the Long Lake Ranch Community Development District.

Following the motion, the Board directed for the homeowner to be informed about accessing the easement area through the side yard vinyl fence on Weather Vane. Comments were also made regarding a previous situation where someone performing construction on Sun Lake property had stored construction materials on the sidewalks. Ms. Dobson stated that she could communicate these to the homeowner and meet with the contractor.

C. Exhibit 11: Presentation of Solid Waste Assessment

Ms. Dobson noted that a public hearing regarding annual solid waste disposal assessments was scheduled for September 6.

D. Exhibit 12: Consideration of HOA's Landscape Maintenance Request

Comments were made by members of the Board questioning the pictures enclosed. Mr. Pellan noted that Counsel had indicated that the request would involve CDD funds coming from the public being used in an area where the public cannot access and benefit.

On a MOTION by Ms. Clawson, SECONDED by Mr. Koford, WITH ALL IN FAVOR, the Board rejected the HOA Landscape Maintenance Request for the Long Lake Ranch Community Development District.

Following the motion, the Board requested for Ms. Dobson to personally respond to the email.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Mr. Twomey commented on expenditures that needed to be priorities, such as fences and locks.

Mr. Koford asked whether the CDD could purchase a rolling pickleball net and set of paddles and balls.

Ms. Clawson requested for the HOA to clean up their clubhouse supplies, and Ms. Dobson noted that she would additionally send out the Vanguard proposal for deep cleaning bathrooms as soon as it was received.

Mr. Ruhlig asked for clarification on what the Board wanted out of lake fencing proposals. Mr. Pellan expressed support for proposals by section. Supervisor comments were heard suggesting for weighing options with metal fencing, and for staff to reach out to Daniels for fencing proposals, which Mr. Ruhlig stated he could do along with other companies.

SEVENTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Next Meeting Quorum Check: October 6th, 6:00 PM

297 Mr. Pellán, Mr. Koford, and Mr. Twomey confirmed that they would be in attendance at the next
298 meeting, scheduled for October 6 at 6:00 p.m., which would constitute a quorum. Ms. Clawson
299 stated that she would not be able to attend the meeting. Ms. Dobson stated that she would need to
300 contact Mr. Smith for his anticipated attendance status.

301 **NINTH ORDER OF BUSINESS – Adjournment**

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

304 On a MOTION by Mr. Koford, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board
305 adjourned the meeting at 9:56 p.m. for the Long Lake Ranch Community Development District.

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

309 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
310 **meeting held on October 6, 2022.**

311

Signature

Signature

312

Printed Name

Printed Name

313 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 6

Long Lake Ranch Community Development District

Financial Statements
(Unaudited)

Preliminary

Period Ending
August 31, 2022

Long Lake Ranch CDD
Balance Sheet
August 31, 2022

	General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
1 <u>ASSETS:</u>						
2 CASH	\$ 414,232	\$ 906,832	\$ -	\$ -	\$ -	\$ 1,321,064
3 CASH - DEBIT CARD	59	-	-	-	-	59
4 INVESTMENTS:						-
5 MONEY MARKET ACCOUNT - BU	95,448	-	-	-	-	95,448
6 TRUST - REVENUE ACCT	-	-	178,551	106,647	71,339	356,536
7 TRUST - RESERVE ACCT	-	-	318,994	117,969	96,531	533,494
8 TRUST - PREPAYMENT	-	-	281	-	16,626	16,907
9 ACCOUNTS RECEIVABLE	-	-	-	-	-	-
10 ASSESSMENTS RECEIVABLE - ON ROLL	-	-	-	-	-	-
11 DUE FROM OTHER FUNDS	-	-	6,306	5,098	4,163	15,567
12 PREPAID EXPENSES	2,891	-	-	-	-	2,891
13 DEPOSITS	42,903	-	-	-	-	42,903
14 TOTAL ASSETS	\$ 555,533	\$ 906,832	\$ 504,131	\$ 229,714	\$ 188,660	\$ 2,384,870
15 <u>LIABILITIES:</u>						
16 ACCOUNTS PAYABLE	\$ 10,997	\$ -	\$ -	\$ -	\$ -	\$ 10,997
17 SALES TAX	3	-	-	-	-	3
18 ACCRUED EXPENSES	-	-	-	-	-	-
19 DEFERRED REVENUE - ON-ROLL	-	-	-	-	-	-
20 DUE TO OTHER FUNDS	-	-	-	-	-	-
21 TOTAL LIABILITIES	11,000	-	-	-	-	11,000
22 <u>FUND BALANCE:</u>						
23 COMMITTED						-
24 NONSPENDABLE DEPOSITS	45,794	-	-	-	-	45,794
25 ASSIGNED: 2 MONTH OPERATING CAPITAL	201,740	-	-	-	-	201,740
26 RESTRICTED	-	443,490	509,453	222,026	174,681.05	1,349,650
27 UNASSIGNED	296,998	463,342	(5,321)	7,687	13,978.66	776,685
28 TOTAL FUND BALANCE	544,533	906,832	504,131	229,714	188,660	2,373,870
29 TOTAL LIABILITIES & FUND BALANCE	\$ 555,533	\$ 906,832	\$ 504,131	\$ 229,714	\$ 188,660	\$ 2,384,870

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

	FY2022 Adopted Budget	FY2022 Budget Year-to-Date	FY2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 1,280,277	\$ 1,280,277	\$ 1,282,844	\$ 2,567	100%
3 INTEREST REVENUE	-	-	165	165	
4 MISC. REVENUE	-	-	47,735	47,735	
5 FUND BALANCE FORWARD	75,000	-	-	-	
6 TOTAL REVENUE	1,355,277	1,280,277	1,330,744	50,467	98%
7 EXPENDITURES					
8 FINANCIAL & ADMINISTRATIVE:					
9 BOARD OF SUPERVISORS SALARIES	9,600	8,800	9,000	(200)	94%
10 PAYROLL TAXES (BOS STAFF)	734	673	689	(16)	94%
11 PAYROLL SERVICE FEES	600	550	628	(78)	105%
12 ADMINISTRATIVE SERVICES	3,610	3,309	3,650	(341)	101%
13 MANAGEMENT CONSULTING SERVICES	18,530	16,986	16,678	308	90%
14 FINANCIAL & REVENUE COLLECTIONS	3,850	3,529	3,667	(137)	95%
15 ACCOUNTING SERVICES	16,850	15,446	16,042	(596)	95%
16 MEETING OVERCHARGES	500	458	648	(189)	130%
17 REGULATORY AND PERMIT FEES	175	175	175	-	100%
18 TAX COLLECTOR / PROPERTY APPRAISER	250	229	676	(447)	271%
19 BANK FEES	150	138	-	138	0%
20 AUDITING	6,000	5,500	-	5,500	0%
21 LEGAL ADVERTISEMENTS	1,500	1,375	807	568	54%
22 ENGINEERING SERVICES	17,000	15,583	12,779	2,805	75%
23 TECHNOLOGY SERVICES & WEBSITE ADMIN	2,015	2,015	2,164	(149)	107%
24 LEGAL SERVICES	30,000	27,500	45,209	(17,709)	151%
16 TOTAL FINANCIAL & ADMINISTRATIVE	111,364	102,266	112,809	(10,543)	101%

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

	FY2022 Adopted Budget	FY2022 Budget Year-to-Date	FY2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)	% Actual YTD / FY Budget
17 INSURANCE:					
18 INSURANCE (PUBLIC OFFICIALS/PROPERTY/CASUALTY)	5,919	5,919	-	5,919	0%
19 GENERAL LIABILITY INSURANCE	-	-	-	-	
20 PROPERTY INSURANCE	14,130	14,130	18,865	(4,735)	134%
21 TOTAL INSURANCE	20,049	20,049	18,865	1,184	94%
22 DEBT SERVICE ADMINISTRATION:					
23 DISCLOSURE REPORT	3,850	3,529	-	3,529	0%
24 ARBITRAGE REBATE	1,300	1,300	1,150	150	88%
25 TRUSTEE FEES	11,152	11,152	15,701	(4,549)	141%
26 TOTAL DEBT SERVICE ADMINISTRATION	16,302	15,981	16,851	(870)	103%
27 UTILITIES:					
28 UTILITIES - ELECTRICITY	57,200	52,433	72,134	(19,700)	126%
29 UTILITIES - STREETLIGHTS	159,600	146,300	106,995	39,305	67%
30 UTILITIES - WATER/SEWER	33,000	30,250	7,921	22,329	24%
31 UTILITIES - SOLID WASTE REMOVAL	960	880	1,211	(331)	126%
32 TOTAL UTILITIES	250,760	229,863	188,261	41,602	75%
33 SECURITY:					
34 SECURITY MONITORING SERVICES	6,252	5,731	2,349	3,383	38%
35 SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT)	9,000	8,250	4,535	3,715	50%
36 TOTAL SECURITY	15,252	13,981	6,884	7,098	45%

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

	FY2022 Adopted Budget	FY2022 Budget Year-to-Date	FY2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)	% Actual YTD / FY Budget
37 PHYSICAL ENVIRONMENT:					
38 FIELD SERVICES	4,815	4,414	4,583	(170)	95%
39 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	2,500	2,292	600	1,692	24%
40 AQUATIC MAINTENANCE	29,520	27,060	28,366	(1,306)	96%
41 MITIGATION AREA MONITORING & MAINTENANCE	3,100	2,842	650	2,192	21%
42 AQUATIC PLANT REPLACEMENT	2,500	2,292	-	2,292	0%
43 STORMWATER SYSTEM MAINTENANCE	500	458	-	458	0%
44 MIDGE FLY TREATMENTS	-	-	-	-	
45 FISH STOCKING	11,100	10,175	1,445	8,730	13%
46 LAKE & POND MAINTENANCE	2,000	1,833	-	1,833	0%
47 ENTRY & WALLS MAINTENANCE	5,500	5,042	3,994	1,048	73%
48 LANDSCAPE MAINTENANCE - CONTRACT	183,982	168,650	163,150	5,500	89%
49 LANDSCAPE REPLACEMENT - MULCH	60,000	55,000	56,325	(1,325)	94%
50 LANDSCAPE REPLACEMENT - ANNUALS	24,000	22,000	22,180	(180)	92%
51 LANDSCAPE REPLACEMENT - PLANTS & SHRUBS	45,000	41,250	25,345	15,905	56%
52 FIRE ANT TREATMENT	1,500	1,375	-	1,375	0%
53 IRRIGATION REPAIRS & MAINTENANCE	6,000	5,500	8,731	(3,231)	146%
54 DECORATIVE LIGHT MAINTENANCE	9,050	9,050	8,900	150	98%
55 FIELD CONTINGENCY	-	-	-	-	
56 TOTAL PHYSICAL ENVIRONMENT	391,067	359,232	324,269	34,963	83%
57 ROAD & STREET FACILITIES					
58 SIDEWALK REPAIR & MAINTENANCE	1,000	917	-	917	0%
59 ROADWAY REPAIR & MAINTENANCE	1,000	917	53	863	5%
60 STREET SIGN REPAIR & REPLACEMENT	2,500	2,292	8,600	(6,308)	344%
61 TOTAL ROAD & STREET FACILITIES	4,500	4,125	8,653	(4,528)	192%

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

	FY2022 Adopted Budget	FY2022 Budget Year-to-Date	FY2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)	% Actual YTD / FY Budget
62 PARKS AND RECREATION:					
63 CLUBHOUSE MANAGEMENT	124,353	113,990	108,026	5,964	87%
64 MAINTENANCE & REPAIR	21,000	19,250	16,788	2,462	80%
65 OFFICE SUPPLIES	500	458	1,407	(948)	281%
66 FURNITURE REPAIR/REPLACEMENT	1,500	1,375	1,827	(452)	122%
67 CLUB FACILITY JANITORIAL	-	-	-	-	
68 POOL MAINTENANCE - CONTRACT	-	-	-	-	
69 POOL REPAIRS	1,500	1,375	2,021	(646)	135%
70 POOL PERMITS	1,000	917	611	306	61%
71 COMMUNICATIONS (TELE, FAX, INTERNET)	8,090	7,416	3,070	4,346	38%
72 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	2,000	1,833	-	1,833	0%
73 COMPUTER SUPPORT MAINTENANCE & REPAIR	1,000	917	-	917	0%
74 PLAYGROUND EQUIPMENT & MAINTENANCE	1,000	917	86	831	9%
75 ATHLETIC/PARK & COURT/FIELD REPAIRS	5,000	4,583	4,396	187	88%
76 DOG WASTE STATION SUPPLIES	-	-	-	-	
77 PEST CONTROL	2,460	2,255	1,200	1,055	49%
78 TOTAL PARKS AND RECREATION	169,403	155,286	139,430	15,856	82%
 79 OTHER FINANCING SOURCES					
80 TRANSFER TO RESERVE	231,580	231,580	237,384	(5,804)	103%
81 TRANSFER TO DEBT SERVICE	-	-	16,451	(16,451)	
82 TOTAL CONTINGENCY	231,580	231,580	253,835	(22,255)	110%
 83 TOTAL EXPENDITURES BEFORE CAPITAL RESERVES	1,210,277	1,132,364	1,069,857	62,508	88%
 84 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES BEFORE PROJECT BUDGET	145,000	147,913	260,888	112,975	

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

	FY2022 Adopted Budget	FY2022 Budget Year-to-Date	FY2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)	% Actual YTD / FY Budget
85 PROJECT BUDGET					
86 PRESSURE WASHING	20,000	18,333	20,264	(1,931)	101%
87 CAPITAL OUTLAY	125,000	114,583	25,433	89,150	20%
88 TOTAL CONTINGENCY	145,000	132,917	45,698	87,219	32%
89 TOTAL EXPENDITURES	1,355,277	1,265,281	1,115,554	149,727	82%
90 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AFTER PROJECT BUDGET	-	14,996	215,190	25,756	
91 FUND BALANCE - BEGINNING - UNAUDITED	276,740	276,740	329,342		
92 NET CHANGE IN FUND BALANCE			215,190		
93 FUND BALANCE - ENDING - PROJECTED	276,740		544,533		
94 COMMITTED					
95 NONSPENDABLE DEPOSITS	-		45,794		
96 DECREASE FOR FUND BALANCE FORWARD	75,000		-		
97 ASSIGNED			-		
98 2-MONTH WORKING CAPITAL	201,740		201,740		
99 UNASSIGNED	-		296,998		
100 TOTAL FUND BALANCE	\$ 276,740		\$ 544,533		

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

	FY 2022 Adopted Budget	FY 2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 ASSESSMENT - ON ROLL	\$ -	\$ -	\$ -
3 PY ASSESSMENT - ON ROLL EXCESS REV	-	-	-
4 INTEREST REVENUE	-	-	-
5 TRANSFER IN	231,580	236,580	5,000
6 TOTAL REVENUE	231,580	236,580	5,000
7 EXPENDITURES			
8 CONTINGENCY			
9 CAPITAL RESERVES	-	-	-
10 TOTAL EXPENDITURES	-	-	-
11 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	231,580	236,580	5,000
12 FUND BALANCE - BEGINNING	670,252	670,252	-
13 FUND BALANCE - ENDING	\$ 901,832	\$ 906,832	\$ 5,000

Long Lake Ranch CDD
Debt Service Fund- Series 2014
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through August 31, 2022

	FY 2022 Adopted Budget	FY 2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 319,275	\$ 319,269	\$ (6)
3 DISCOUNT (ASSESSMENTS)	-	-	-
4 INTEREST REVENUE	-	878	878
5 TOTAL REVENUE	319,275	320,147	872
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 11/1/2021	-	118,153	(118,153)
9 5/1/2022	118,294	118,153	141
10 11/1/2022	115,903	-	115,903
11 PRINCIPAL RETIREMENT	85,000	85,000	-
12 COST OF ISSUANCE	-	-	-
13 TOTAL EXPENDITURES	319,197	321,306	(2,109)
14 EXCESS OF REVENUE OVER (UNDER) EXP.	78	(1,160)	(1,238)
15 OTHER FINANCING SOURCES (USES)			
16 BOND PROCEEDS	-	-	-
17 TRANSFER IN (OUT)	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	505,291	505,291	-
20 FUND BALANCE - ENDING	\$ 505,369	\$ 504,131	\$ (1,238)

Long Lake Ranch CDD
Debt Service Fund- Series 2015
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through August 31, 2022

	FY 2022 Adopted Budget	FY 2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 236,373	\$ 436
3 DISCOUNT (ASSESSMENTS)	-	-	-
4 INTEREST REVENUE	-	9	9
5 TOTAL REVENUE	235,938	236,382	444
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 11/1/2021	-	89,769	(89,769)
9 5/1/2022	89,769	89,769	-
10 11/1/2022	88,119	-	88,119
11 PRINCIPAL RETIREMENT	55,000	55,000	-
12 COST OF ISSUANCE	-	-	-
13 TOTAL EXPENDITURES	232,888	234,538	(1,650)
14 EXCESS OF REVENUE OVER (UNDER) EXP.	3,050	1,844	(1,206)
15 OTHER FINANCING SOURCES (USES)			
16 BOND PROCEEDS	-	-	-
17 TRANSFER IN (OUT)	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	227,869	227,869	-
20 FUND BALANCE - ENDING	\$ 230,919	\$ 229,714	\$ (1,206)

Long Lake Ranch CDD
Debt Service Fund- Series 2016
Statement of Revenue, Expenses and Changes in Fund Balance
For the Period From October 1, 2021 through August 31, 2022

	FY 2022 Adopted Budget	FY 2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 193,413	\$ 193,754	\$ 342
3 DISCOUNT (ASSESSMENTS)	-	-	-
4 PREPAYMENT REVENUE	-	16,451	16,451
5 INTEREST REVENUE	-	7	7
6 TOTAL REVENUE	193,413	210,212	16,800
7 EXPENDITURES			
8 INTEREST EXPENSE			
9 11/1/2021	-	64,734	(64,734)
10 5/1/2022	64,853	64,734	119
11 11/1/2022	63,553	-	63,553
12 PRINCIPAL RETIREMENT	65,000	65,000	-
13 COST OF ISSUANCE	-	-	-
14 TOTAL EXPENDITURES	193,406	194,469	(1,063)
15 EXCESS OF REVENUE OVER (UNDER) EXP.	6	15,744	15,737
16 OTHER FINANCING SOURCES (USES)			
17 BOND PROCEEDS	-	-	-
18 TRANSFER IN (OUT)	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
20 FUND BALANCE - BEGINNING	172,916	172,916	-
21 FUND BALANCE - ENDING	\$ 172,922	\$ 188,660	\$ 15,737

EXHIBIT 7

Long Lake Ranch CDD
Check Detail
 August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	81222...	08/12/2022	Heidi Clawson		1101000 · Cash- Op...		-184.70
Bill	20210	08/12/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	81222...	08/12/2022	James Christopher...		1101000 · Cash- Op...		-184.70
Bill	202210	08/12/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	81222...	08/12/2022	Innovative Employ...		1101000 · Cash- Op...		-141.80
Bill	095252	08/12/2022			1510000 · Board of ...	-45.90	45.90
					1510010 · Payroll FI...	-45.90	45.90
					1510020 · Payroll S...	-50.00	50.00
TOTAL						-141.80	141.80
Bill Pmt -Check	21	08/12/2022	William Pellan		1101000 · Cash- Op...		-184.70
Bill	202210	08/12/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1454	08/01/2022	DPFG M&C		1101000 · Cash- Op...		-274.17
Bill	394240	01/06/2022			1510090 · Meeting ...	-274.17	274.17
TOTAL						-274.17	274.17
Bill Pmt -Check	1455	08/08/2022	US Bank Tax distri...		1101000 · Cash- Op...		0.00
TOTAL						0.00	0.00
Bill Pmt -Check	1456	08/08/2022	US Bank Tax distri...		1101000 · Cash- Op...		0.00
TOTAL						0.00	0.00

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09/22/22

Long Lake Ranch CDD
Check Detail
August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1457	08/08/2022	US Bank Tax distri...		1101000 · Cash- Op...		0.00
TOTAL						0.00	0.00
Bill Pmt -Check	1458	08/08/2022	US Bank Tax distri...		1101000 · Cash- Op...		-6,305.81
Bill	20946...	08/08/2022			1207030 · Due to D...	-6,305.81	6,305.81
TOTAL						-6,305.81	6,305.81
Bill Pmt -Check	1459	08/08/2022	US Bank Tax distri...		1101000 · Cash- Op...		-5,097.84
Bill	25099...	08/08/2022			1207040 · Due to D...	-5,097.84	5,097.84
TOTAL						-5,097.84	5,097.84
Bill Pmt -Check	1460	08/08/2022	US Bank Tax distri...		1101000 · Cash- Op...		-4,163.19
Bill	25038...	08/08/2022			1207050 · Due to D...	-4,163.19	4,163.19
TOTAL						-4,163.19	4,163.19
Bill Pmt -Check	01AC...	08/08/2022	Fencing Life LLC		1101000 · Cash- Op...		-455.38
Bill	000005	08/08/2022			1580120 · Athletic/P...	-455.38	455.38
TOTAL						-455.38	455.38
Bill Pmt -Check	02AC...	08/08/2022	Lowes		1101000 · Cash- Op...		-103.74
Bill	6362	08/08/2022			1580010 · Clubhous...	-103.74	103.74
TOTAL						-103.74	103.74
Bill Pmt -Check	01AC...	08/09/2022	Frontier		1101000 · Cash- Op...		-163.40
Bill	81340...	09/21/2022			1580080 · Communi...	-163.40	163.40
TOTAL						-163.40	163.40

Long Lake Ranch CDD
Check Detail
August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	02AC...	08/09/2022	Frontier		1101000 · Cash- Op...		-95.99
Bill	81394...	07/15/2022			1580080 · Communi...	-95.99	95.99
TOTAL						-95.99	95.99
Bill Pmt -Check	01AC...	08/10/2022	Fencing Life LLC		1101000 · Cash- Op...		-373.63
Bill	000006	08/10/2022			1580120 · Athletic/P...	-373.63	373.63
TOTAL						-373.63	373.63
Bill Pmt -Check	01AC...	08/11/2022	Fencing Life LLC		1101000 · Cash- Op...		-297.45
Bill	000007	08/11/2022			1580120 · Athletic/P...	-297.45	297.45
TOTAL						-297.45	297.45
Bill Pmt -Check	01AC...	08/16/2022	Wal-Mart #0988		1101000 · Cash- Op...		-14.94
Bill	081722	08/16/2022			1580020 · Office Su...	-14.94	14.94
TOTAL						-14.94	14.94
Bill Pmt -Check	01AC...	08/17/2022	Amazon		1101000 · Cash- Op...		-90.34
Bill	0593028	08/16/2022			1580020 · Office Su...	-90.34	90.34
TOTAL						-90.34	90.34
Bill Pmt -Check	01AC...	08/23/2022	Duke Energy		1101000 · Cash- Op...		-14,625.04
Bill	9300 ...	08/10/2022			1540000 · Utilities - ...	-5,772.12	5,772.12
					1540010 · Utilities - ...	-5,772.12	5,772.12
					1540010 · Utilities - ...	-3,080.80	3,080.80
TOTAL						-14,625.04	14,625.04
Bill Pmt -Check	02AC...	08/23/2022	Lowes		1101000 · Cash- Op...		-99.04
Bill	10280...	08/23/2022			1580010 · Clubhous...	-99.04	99.04
TOTAL						-99.04	99.04

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Long Lake Ranch CDD

Check Detail

August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	19AC...	08/31/2022	Duke Energy		1101000 · Cash- Op...		-14,992.63
Bill	9300 ...	08/23/2022			1540000 · Utilities - ...	-5,957.18	5,957.18
					1540010 · Utilities - ...	-5,954.65	5,954.65
					1540010 · Utilities - ...	-3,080.80	3,080.80
TOTAL						-14,992.63	14,992.63
Bill Pmt -Check	100008	08/04/2022	Duke Energy		1101000 · Cash- Op...		-336.92
Bill	07192...	07/19/2022			1540000 · Utilities - ...	-336.92	336.92
TOTAL						-336.92	336.92
Bill Pmt -Check	100009	08/04/2022	GHS LLC		1101000 · Cash- Op...		-2,460.00
Bill	2022-...	07/30/2022			1560020 · Aquatic M...	-2,460.00	2,460.00
TOTAL						-2,460.00	2,460.00
Bill Pmt -Check	100010	08/04/2022	RedTree Landscap...		1101000 · Cash- Op...		-1,121.50
Bill	11148	07/31/2022			1560130 · Landscap...	-925.00	925.00
Bill	11143	08/02/2022			1560150 · Irrigation ...	-196.50	196.50
TOTAL						-1,121.50	1,121.50
Bill Pmt -Check	100011	08/08/2022	Kutak Rock LLP		1101000 · Cash- Op...		-2,778.00
Bill	3083283	07/31/2022			1510160 · Legal Ser...	-778.00	778.00
Bill	3083284	07/31/2022			1510160 · Legal Ser...	-2,000.00	2,000.00
TOTAL						-2,778.00	2,778.00
Bill Pmt -Check	100012	08/08/2022	Vesta Property Ser...		1101000 · Cash- Op...		-707.32
Bill	WC00...	08/01/2022			1580060 · Pool Rep...	-170.00	170.00
Bill	WC00...	08/01/2022			1580060 · Pool Rep...	-502.32	502.32
Bill	WC01...	08/01/2022			1580060 · Pool Rep...	-35.00	35.00
TOTAL						-707.32	707.32

Long Lake Ranch CDD
Check Detail
August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100013	08/12/2022	Business Observer		1101000 · Cash- Op...		-28.00
Bill	22-01...	08/05/2022			1510130 · Legal Adv...	-28.00	28.00
TOTAL						-28.00	28.00
Bill Pmt -Check	100014	08/12/2022	County Sanitation		1101000 · Cash- Op...		-204.90
Bill	28101...	08/01/2022			1540030 · Solid Wa...	-204.90	204.90
TOTAL						-204.90	204.90
Bill Pmt -Check	100015	08/12/2022	Pasco County Utilit...		1101000 · Cash- Op...		-967.14
Bill	08032...	08/03/2022			1540020 · Utilities - ...	-806.07	806.07
Bill	08032...	08/03/2022			1540020 · Utilities - ...	-161.07	161.07
TOTAL						-967.14	967.14
Bill Pmt -Check	100016	08/12/2022	RedTree Landscap...		1101000 · Cash- Op...		-20,401.60
Bill	10982	07/25/2022			1560120 · Landscap...	-6,726.60	6,726.60
Bill	11127	08/01/2022			1560100 · Landscap...	-13,675.00	13,675.00
TOTAL						-20,401.60	20,401.60
Bill Pmt -Check	100017	08/17/2022	DPFG M&C		1101000 · Cash- Op...		-3,975.10
Bill	401657	08/01/2022			1510040 · Managem...	-1,437.50	1,437.50
					1510070 · Accountin...	-1,458.33	1,458.33
					1510080 · Assessm...	-333.33	333.33
					1510030 · Administr...	-312.50	312.50
Bill	401731	07/31/2022			1560000 · Field Ser...	-416.67	416.67
					1510030 · Administr...	-16.77	16.77
TOTAL						-3,975.10	3,975.10
Bill Pmt -Check	100018	08/17/2022	RedTree Landscap...		1101000 · Cash- Op...		-925.00
Bill	11160	08/11/2022			1560130 · Landscap...	-925.00	925.00
TOTAL						-925.00	925.00

Long Lake Ranch CDD
Check Detail
August 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100019	08/25/2022	Business Observer		1101000 · Cash- Op...		-89.69
Bill	22-01...	08/19/2022			1510130 · Legal Adv...	-89.69	89.69
TOTAL						-89.69	89.69
Bill Pmt -Check	100020	08/25/2022	RedTree Landscap...		1101000 · Cash- Op...		-16,225.00
Bill	11172	08/11/2022			1590010 · Capital O...	-16,225.00	16,225.00
TOTAL						-16,225.00	16,225.00
Bill Pmt -Check	100021	08/25/2022	The Lake Doctors, I...		1101000 · Cash- Op...		-600.00
Bill	21774B	08/16/2022			1560010 · Fountain ...	-600.00	600.00
TOTAL						-600.00	600.00
Bill Pmt -Check	100022	08/31/2022	Kutak Rock LLP		1101000 · Cash- Op...		-5,570.50
Bill	3096560	08/29/2022			1510160 · Legal Ser...	-3,570.50	3,570.50
Bill	3096561	08/29/2022			1510160 · Legal Ser...	-2,000.00	2,000.00
TOTAL						-5,570.50	5,570.50
Bill Pmt -Check	100023	08/31/2022	American Power W...		1101000 · Cash- Op...		-6,984.22
Bill	453	07/27/2022			1590010 · Capital O...	-6,984.22	6,984.22
TOTAL						-6,984.22	6,984.22
Bill Pmt -Check	WR37...	08/03/2022	Mike Fasano. Pasc...		1101000 · Cash- Op...		-164.82
Bill	33261...	07/28/2022			1510120 · Tax Colle...	-164.82	164.82
TOTAL						-164.82	164.82
Bill Pmt -Check	WR37...	08/03/2022	Mike Fasano. Pasc...		1101000 · Cash- Op...		-154.03
Bill	34261...	07/28/2022			1510120 · Tax Colle...	-154.03	154.03
TOTAL						-154.03	154.03



Gross to Net Register

Long Lake Ranch CDD

Payroll # 202210 | Pay Date 08/12/2022 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
Department - *** : ***							
HEIDI A CLAWSON Y06910	08-12-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	1013831	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
200.00		0.00	200.00	0.00		15.30	184.70
JAMES C KOFORD X06909	08-12-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	1013832	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
200.00		0.00	200.00	0.00		15.30	184.70
WILLIAM PELLAN Z06911	08-12-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	21	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
200.00		0.00	200.00	0.00		15.30	184.70
Gross Pay:		Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
Sub Totals : Department - ***		600.00	0.00	600.00	0.00	45.90	554.10



Gross to Net Register

Long Lake Ranch CDD

Payroll # 202210 | Pay Date 08/12/2022 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
	Gross Pay:	Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
Grand Totals:	600.00	0.00	600.00	0.00		45.90	554.10



Invoice 095252
Date 08/12/2022

Pay Period Ending 08/31/2022
Control Number 637-202210

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

GROSS WAGES	600.00
SOCIAL SECURITY & MEDICARE	45.90
FEDERAL UNEMPLOYMENT	0.00
STATE UNEMPLOYMENT	0.00
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
NET PAY CREDIT	-184.70
Check Amt Rebate -184.70 Z06911 PELLAN WILLIAM	
SUB-TOTAL ..	511.20
TOTAL INVOICE	511.20

PAID - Ref
Do Not Remit Payment

XXXXXXXXXXXX309

511.20



250 International Parkway, Suite 280

Lake Mary, FL 32746

TEL: 321-263-0132

Bill To

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

Invoice

Date 1/6/2022

Invoice # 394240

In Reference To:

Meeting Fees as follows;

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

Description	Quantity	Rate	Amount
Extended Meeting Fee 1/6/22 - 6pm to 10:04 pm 8:30 - 10:04 extended hours	1.56667	175.00	274.17

Total \$274.17

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

August 8, 2022

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

Subject: Assessments collected by the County Tax Collector

To Whom It May Concern:

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

Amount	Check No.	Deposit Account
\$ 6,305.81	1458	Account #209464000 Series 2014A (Revenue)
\$ 5,097.84	1459	Account #250999000 Series 2015 (Revenue)
\$ 4,163.19	1460	Account #250387003 Series 2016 (Revenue)

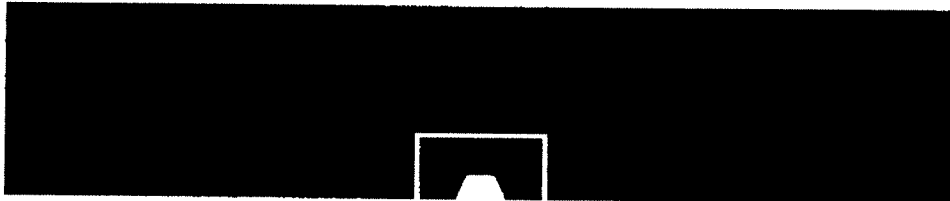
Sincerely,

Al Zhang

Accountant
250 International Parkway Suite 208
Lake Mary, FL 32746
352-451-7995

Long Lake Ranch Clubhouse Manager

From: Fencing Life LLC <messenger@messaging.squareup.com>
Sent: Monday, August 08, 2022 11:44 AM
To: Long Lake Ranch Clubhouse Manager
Subject: You paid an invoice! (#000005)



Fencing Life LLC

Invoice Paid

\$455.38

Paid on August 8, 2022

Invoice #000005

August 8, 2022

Customer

Doug Ruhlig

manager@longlakeranchclub.com

813-729-1581

19037 Long Lake Ranch Blvd

Lutz, Florida 33558

Invoice summary

Invoice #2208-0418-0450

\$455.38

Amount paid

Subtotal

\$455.38

Total Paid

\$455.38

Visa 4633

08/08/22,
11:44 AM

Send estimates or invoices for your business?

Process \$1,000 in sales free when you sign up for Square.

Get Started

Fencing Life LLC

11083 Maybird Ave

Brooksville, FL 34613-3616 United States

Please contact Fencing Life LLC about its privacy practices.

- SALE -
SALES#: S2238KWU 4382329 TRANS#: 8964893 08-08-22

TE#: 223800073 LONG LAKE RANCH COMMUNITY DEV
TAX EXEMPTION #: 223800073
674913 11-IN BLK GATE SPRING (-7 50.72
4 0 12.68
89915 1-3/8-IN X 6-IN SLEEVE #8 5.38
239276 2-3/8-IN DRIVE GATE SET/B 36.68
337829 KOBALT 3/8-IN DR 15MM DP 4.98
337723 KOBALT 1/2-IN DR 15MM DP 5.98
SUBTOTAL: 103.74
INVOICE 08625 TOTAL: 103.74
VISA: 103.74
VISA XXXXXXXXXXXX4633 XXXX XXXXXX
CHIP REFID:223808101125 08/08/22 09:20:30
APL: VISA CREDIT TVR: 8080008000
AID: A0000000031010 TSI: 6800
2238 08 08/08/22 09:21:33 REF#: 625
CUSTOMER: LONG LAKE RANCH COMMUNITY DEV

END OF REPORT



LONG LAKE RANCH
Your Monthly Invoice

Page 1 of 3

Account Summary

New Charges Due Date	8/08/22
Billing Date	7/15/22
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	158.55
Payments Received Thru 7/11/22	-90.53
Thank you for your payment!	
Other Charges & Credits	-68.02
Balance Forward	.00
New Charges	163.40
Total Amount Due	\$163.40

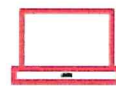
MAKE THE WAIT GREAT!

Keep customers content with their favorite channels. Frontier and DISH TV make it easy:

- One choice:** dozens of popular channels
- One bill:** bundle with internet & voice
- One price:** 2-year price guarantee

business.frontier.com/select-tv-channels

Ways to Pay Your Bill



frontier.com/pay



800.801.6652



Auto Pay

frontier.com/SignUpForAutoPay

11



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

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



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

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



Date of Bill
Account Number

Page 2 of 3
7/15/22
813-406-4423-061521-5

NEXT-GENERATION BUSINESS COMMUNICATIONS

Frontier® + RingCentral starting at

\$24.99

/mo. when bundled with Frontier Fiber

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

business.frontier.com/unified-communications

** Standard Package

For help: Customer Service at frontier.com/HelpCenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1.833.557.1929

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

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

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

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

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



LONG LAKE RANCH

Page 3 of 3

Date of Bill

7/15/22

Account Number

813-406-4423-061521-5

Detail of Other Charges & Credits**Detail of Other Charges & Credits**

TOLL

-68.02

CURRENT BILLING SUMMARY

Local Service from 07/15/22 to 08/14/22

Qty Description	813/406-4423.0	Charge
Basic Charges		
OneVoice Nationwide		29.99
\$10 Voice Discount per Line When Bundled with Internet		
OneVoice Access Line		
Carrier Cost Recovery Surcharge		8.99
Federal Subscriber Line Charge - Bus		6.50
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		2.98
FCA Long Distance - Federal USF Surcharge		2.97
FL State Communications Services Tax		2.75
County Communications Services Tax		1.35
FL State Gross Receipts Tax		1.03
Pasco County 911 Surcharge		.40
Federal Excise Tax		.33
FL Telecommunications Relay Service		.10
FL State Gross Receipts Tax		.07
Total Basic Charges		61.71
Non Basic Charges		
Business FiberOptic Internet 500/500M		95.99
\$10.00 Discount through 06/14/23		
Total Non Basic Charges		95.99
Toll/Other		
Federal Primary Carrier Single Line Charge		3.99
FCA Long Distance - Federal USF Surcharge		1.32
FL State Communications Services Tax		.26
County Communications Services Tax		.13
Total Toll/Other		5.70

TOTAL 163.40**Detail of Frontier Com of America Charges**

Toll charged to 813/406-4423

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	1 JUN 28	11:20A	1.0	DD	TWINCITIES MN (612)695-7508	.00 U
E	2 JUL 05	11:28A	1.0	DD	BROOKSVL FL (352)587-3627	.00 U
E	3 JUL 06	2:46P	1.0	DD	BROOKSVL FL (352)587-3627	.00 U
E	4 JUL 06	4:31P	1.0	DD	JACKSONVL FL (904)355-1831	.00 U
					813/406-4423 Subtotal	.00

Legend Call Types:

DD - Day

Caller Summary Report

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

Caller Summary Report

	Calls	Minutes	Amount
Interstate	1	1	.00
Intrastate	3	3	.00
***Customer Summary	4	4	.00

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$67.41 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 this bill, your Federal Primary Carrier Single Line Charge has increased to \$3.99 per month, per line.

Beginning July 1, 2022, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 23.8% to 33.0% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas.

Beginning with your next bill, the charge for late payment will increase to 1.5 percent or \$14.00 (whichever is greater) of the unpaid balance.

11/15/2021 14:14



LONG LAKE RANCH
Your Monthly Invoice

Page 1 of 3

Account Summary

New Charges Due Date	8/08/22
Billing Date	7/15/22
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	95.99
Payments Received Thru 7/11/22	-95.99
Thank you for your payment!	
Balance Forward	.00
New Charges	95.99
Total Amount Due	\$95.99

MAKE THE WAIT GREAT!

Keep customers content with their favorite channels. Frontier and DISH TV make it easy:

- One choice: dozens of popular channels
- One bill: bundle with internet & voice
- One price: 2-year price guarantee

business.frontier.com/select-tv-channels

Ways to Pay Your Bill



frontier.com/pay



800.801.6652



Auto Pay

frontier.com/SignUpForAutoPay



11



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

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



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

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



LONG LAKE RANCH

Page 3 of 3

Date of Bill

7/15/22

Account Number

813-949-6028-061521-5

CURRENT BILLING SUMMARY

Local Service from 07/15/22 to 08/14/22

Qty Description 813/949-6028.0

Non Basic Charges

Business FiberOptic Internet 500/500M

\$10.00 Discount through 06/14/23

Total Non Basic Charges

Charge

95.99

95.99

TOTAL

95.99

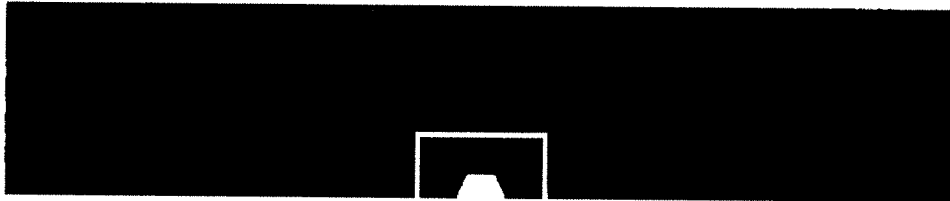
CUSTOMER TALK

Beginning with your next bill, the charge for late payment will increase to 1.5 percent or \$14.00 (whichever is greater) of the unpaid balance.



Long Lake Ranch Clubhouse Manager

From: Fencing Life LLC <messenger@messaging.squareup.com>
Sent: Wednesday, August 10, 2022 6:17 PM
To: Long Lake Ranch Clubhouse Manager
Subject: You paid an invoice! (#000006)



Fencing Life LLC

Invoice Paid

\$373.63

Paid on August 10, 2022

Invoice #000006

August 10, 2022

Customer

Doug Ruhlig

manager@longlakeranchclub.com

813-729-1581

19037 Long Lake Ranch Blvd

Lutz, Florida 33558

Invoice summary

Invoice #2208-0418-4882

\$373.63

Amount paid in full

Subtotal

\$373.63

Total Paid

\$373.63

Visa 4633

08/10/22,
6:17 PM

Send estimates or invoices for your business?

Process \$1,000 in sales free when you sign up for Square.

Get Started

Fencing Life LLC

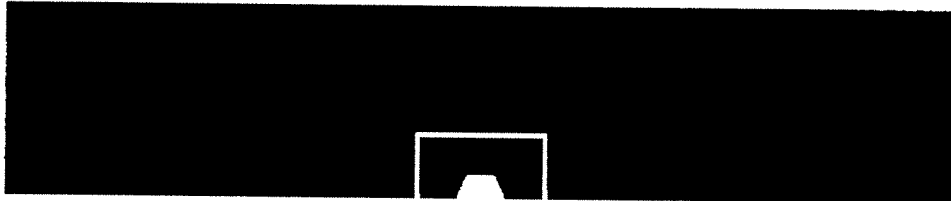
11083 Maybird Ave

Brooksville, FL 34613-3616 United States

Please contact Fencing Life LLC about its privacy practices.

Long Lake Ranch Clubhouse Manager

From: Fencing Life LLC <messenger@messaging.squareup.com>
Sent: Thursday, August 11, 2022 3:27 PM
To: Long Lake Ranch Clubhouse Manager
Subject: You paid an invoice! (#000007)



Fencing Life LLC

Invoice Paid

\$297.45

Paid on August 11, 2022

Invoice #000007

August 11, 2022

Customer

Doug Ruhlig

manager@longlakeranchclub.com

813-729-1581

19037 Long Lake Ranch Blvd

Lutz, Florida 33558

Invoice summary

Invoice#2208-0418-0639

\$297.45

Long Lake Ranch Clubhouse

Subtotal

\$297.45

Total Paid

\$297.45

Visa 4633

08/11/22,
3:27 PM

Send estimates or invoices for your business?

Process \$1,000 in sales free when you sign up for Square.

Get Started

Fencing Life LLC

11083 Maybird Ave

Brooksville, FL 34613-3616 United States

Please contact Fencing Life LLC about its privacy practices.

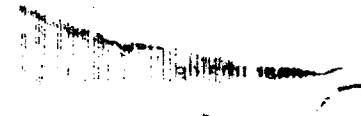
Give us feedback to improve Walmart.com
Thank you ID # 0000000000000000



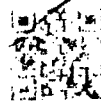
WM Supercenter
813-949-4236 Mgr. J. J. J.
1575 LAKESIDE LANE
FORT FL 32510
ITEMS PURCHASED: 11.04
SAM'S CHOICE 07/04/07 11.04
SAM'S CHOICE 07/04/07 11.04
SAM'S CHOICE 07/04/07 11.04
SUBTOTAL 11.04
TOTAL 11.04
VISA DEBIT 11.04
CHANGE DUE 0.00

VISA CREDIT ACCT 1 2 APPR#110111
11.04 TOTAL PURCHASE
ILL # 22230051103
ATTN: ACCOUNTS PAYABLE
11.04 CREDIT BALANCE
11.04
11.04

Walmart.com



Walmart.com



Walmart.com

**Final Details for Order #111-1984169-0593028**

Print this page for your records.

Order Placed: August 16, 2022**Amazon.com order number:** 111-1984169-0593028**Order Total:** \$90.34**Shipped on August 16, 2022****Items Ordered**1 of: *Wave 3D Urinal Screen 10 Pack - Mango*

Sold by: Amazon.com Services LLC

Condition: New

Price

\$25.00

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on August 16, 2022**Items Ordered**1 of: *Uineko Plastic Spray Bottle (4 Pack, 24 Oz, All-Purpose) Heavy Duty Spraying Bottles Leak Proof Mist Empty Water Bottle for Cleaning Solution Planting Pet with Adjustable Nozzle and Measurements*Sold by: Uineko ([seller profile](#))

Condition: New

1 of: *Clorox Disinfecting Wipes Value Pack, 75 Count (Pack of 3)(Package May Vary)*

Sold by: Amazon.com Services LLC

Condition: New

Price

\$14.97

\$10.99

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on August 16, 2022**Items Ordered**1 of: *Scott Essential Multifold Paper Towels (01804) with Fast-Drying Absorbency Pockets, White, 16 Packs / Case, 250 Multifold Towels / Pack*

Sold by: Amazon.com Services LLC

Price

\$39.38

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 | Last digits: 4633

Item(s) Subtotal: \$90.34
Shipping & Handling: \$0.00

Billing address

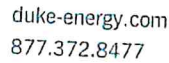
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Total before tax: \$90.34
Estimated tax to be collected: \$0.00

Grand Total: \$90.34**Credit Card transactions**

Visa ending in 4633: August 16, 2022: \$90.34

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2022, Amazon.com, Inc. or its affiliates



Page 1 of 10

LONG LAKE RANCH COMM DEV DIS

Bill date Jul 12, 2022

For service Jun 2 - Jul 1

30 days

Collective account number 9300 0001 2497

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

Previous Amount Due	\$14,745.75
<i>Payment Received Jun 27</i>	-14,745.75
Current Electric Charges	4,142.97
Current Lighting Charges	10,325.37
Taxes	156.70
Total Amount Due Aug 02	\$14,625.04

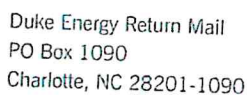
Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.61
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	125.10
910089634607	2091 SERENOA DR LUTZ FL 33558	30.53
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.45
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.44
910089624358	1642 SUNLAKE BLVD SIGN LUTZ FL 33558	30.58

RECEIVED AUG 08 2022

b.def.duke.bills.20220711210746.91.asp-1-000000010

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.

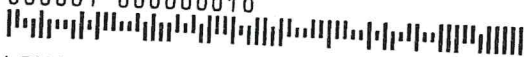


Collective account number
9300 0001 2497

\$14,625.04
by Aug 2

After 60 days from bill date, a late charge will apply.

000001 000000010



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



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

88930000012497000660000000000000146250400014625041



duke-energy.com
877.372.8477

Account number 9300 0001 2497

400920000165

We're here for you

Let's start by following

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

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



duke-energy.com
877.372.8477

Account number 9300 0001 2497

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	293.83
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,577.35
910089562682	0000 NATURE VIEW DR LITE LUTZ FL 33558	3,080.80
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.47
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	376.59
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	316.79
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	247.21
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	30.56
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	30.45
910089458097	2137 SERENOA DR SIGN LUTZ FL 33558	30.47
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	30.49
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	5,718.66
910089428893	2444 SUNLAKE BLVD LITE LUTZ FL 33558	30.69
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,374.83
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.49
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	521.38
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	104.64
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	460.74



duke-energy.com
877.372.8477

Account number 9300 0001 2497

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.48
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	30.41
	Total Charges	\$14,625.04



Billing details

Account Information	Billing Details		Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		
	Meter Number: 4513470	Customer Charge	15.47
	Bill Period: Jun 02 - Jul 01	Energy Charge	4.67
	Present Read: 1233	Fuel Charge	2.58
	Previous Read: 1179	Asset Securitization Charge	0.11
	Billed Usage: 54	Minimum Bill Adjustment	7.17
	Billed kWh 54.000		
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.59
		Total	\$30.61
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		
	Meter Number: 1049037	Customer Charge	15.47
	Bill Period: Jun 02 - Jul 01	Energy Charge	67.48
	Present Read: 31771	Fuel Charge	37.34
	Previous Read: 30991	Asset Securitization Charge	1.59
	Billed Usage: 780		
	Billed kWh 780.000		
		Regulatory Assessment Fee	0.09
		Gross Receipts Tax	3.13
		Total	\$125.10
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		
	Meter Number: 8246384	Customer Charge	15.47
	Bill Period: Jun 02 - Jul 01	Energy Charge	2.94
	Present Read: 751	Fuel Charge	1.63
	Previous Read: 717	Asset Securitization Charge	0.07
	Billed Usage: 34	Minimum Bill Adjustment	9.89
	Billed kWh 34.000		
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.52
		Total	\$30.53
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		
	Meter Number: 3410166	Customer Charge	15.47
	Bill Period: Jun 02 - Jul 01	Energy Charge	1.12
	Present Read: 846	Fuel Charge	0.62
	Previous Read: 833	Asset Securitization Charge	0.03
	Billed Usage: 13	Minimum Bill Adjustment	12.76
	Billed kWh 13.000		
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.44
		Total	\$30.45
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		
	Meter Number: 4463323	Customer Charge	15.47
	Bill Period: Jun 02 - Jul 01	Energy Charge	0.77
	Present Read: 258	Fuel Charge	0.43
	Previous Read: 249	Asset Securitization Charge	0.02
	Billed Usage: 9	Minimum Bill Adjustment	13.31
	Billed kWh 9.000		



Billing details - continued

Account Information		Billing Details		Amounts
		WSHNGTN		
		Regulatory Assessment Fee	2.21	
		Gross Receipts Tax	10.79	\$13.00
		Total		\$3,080.80
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	
	Meter Number: 8246383	Energy Charge	1.56	
	Bill Period: Jun 02 - Jul 01	Fuel Charge	0.86	
	Present Read: 505	Asset Securitization Charge	0.04	
	Previous Read: 487	Minimum Bill Adjustment	12.07	\$30.00
	Billed Usage: 18			
	Billed kWh 18.000			
		Regulatory Assessment Fee	0.01	
		Gross Receipts Tax	0.46	\$0.47
		Total		\$30.47
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	
	Meter Number: 1049785	Energy Charge	222.88	
	Bill Period: Jun 02 - Jul 01	Fuel Charge	123.31	
	Present Read: 42783	Asset Securitization Charge	5.26	
	Previous Read: 40207			\$366.92
	Billed Usage: 2576			
	Billed kWh 2576.000			
		Regulatory Assessment Fee	0.26	
		Gross Receipts Tax	9.41	\$9.67
		Total		\$376.59
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	
	Meter Number: 4451364	Energy Charge	185.94	
	Bill Period: Jun 02 - Jul 01	Fuel Charge	102.87	
	Present Read: 43553	Asset Securitization Charge	4.38	
	Previous Read: 41404			\$308.66
	Billed Usage: 2149			
	Billed kWh 2149.000			
		Regulatory Assessment Fee	0.22	
		Gross Receipts Tax	7.91	\$8.13
		Total		\$316.79
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	
	Meter Number: 2778290	Energy Charge	142.94	
	Bill Period: Jun 02 - Jul 01	Fuel Charge	79.08	
	Present Read: 42137	Asset Securitization Charge	3.37	
	Previous Read: 40485			\$240.86
	Billed Usage: 1652			
	Billed kWh 1652.000			
		Regulatory Assessment Fee	0.17	
		Gross Receipts Tax	6.18	\$6.35
		Total		\$247.21
910089480623 LONG LAKE RANCH COMM DEV DIS	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	
	Meter Number: 8263689	Energy Charge	3.46	\$30.00

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Account number 9300 0001 2497

Billing details - continued

Account Information	Billing Details		Amounts
1180 SUNLAKE BLVD LUTZ FL 33558	Bill Period: Jun 02 - Jul 01	Fuel Charge 1.91	\$0.56
	Present Read: 527	Asset Securitization Charge 0.08	
	Previous Read: 487	Minimum Bill Adjustment 9.08	
	Billed Usage: 40		
	Billed kWh 40.000		
		Regulatory Assessment Fee 0.02	
		Gross Receipts Tax 0.54	
		Total	\$30.56
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 15.47	\$30.00
	Meter Number: 8246382	Energy Charge 1.04	
	Bill Period: Jun 02 - Jul 01	Fuel Charge 0.57	
	Present Read: 282	Asset Securitization Charge 0.02	
	Previous Read: 270	Minimum Bill Adjustment 12.90	
	Billed Usage: 12		
	Billed kWh 12.000		
		Regulatory Assessment Fee 0.01	
		Gross Receipts Tax 0.44	
		Total	\$30.45
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR SIGN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 15.47	\$30.00
	Meter Number: 4470114	Energy Charge 1.65	
	Bill Period: Jun 02 - Jul 01	Fuel Charge 0.91	
	Present Read: 488	Asset Securitization Charge 0.04	
	Previous Read: 469	Minimum Bill Adjustment 11.93	
	Billed Usage: 19		
	Billed kWh 19.000		
		Regulatory Assessment Fee 0.01	
		Gross Receipts Tax 0.46	
		Total	\$30.47
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 15.47	\$30.00
	Meter Number: 4522761	Energy Charge 2.00	
	Bill Period: Jun 02 - Jul 01	Fuel Charge 1.10	
	Present Read: 541	Asset Securitization Charge 0.05	
	Previous Read: 518	Minimum Bill Adjustment 11.38	
	Billed Usage: 23		
	Billed kWh 23.000		
		Regulatory Assessment Fee 0.01	
		Gross Receipts Tax 0.48	
		Total	\$30.49
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge 1.63	\$5,686.09
	Bill Period: Jun 02 - Jul 01	Energy Charge 481.95	
	54W MITCH LED PT 19	Fuel Charge 618.21	
	CLR	Asset Securitization Charge 9.06	
	SV DRC27500 9,504	54W MITCH LED PT CLR 18.24	
	SV FLAGLER ACR 4,410	SV DRC27500 1,002.32	
	9500L	SV FLAGLER ACR 9500L 1,397.70	
		54W MITCH LED PT CLR 1.39	
		SV DRC27500 162.80	



Billing details - continued

Account Information	Billing Details		Amounts
	SV FLAGLER ACR 9500L	165.60	\$32.57
	35 TT CNCRT/N-FLD	723.36	
	MOUNT/1-4FIX		
	16 DEC CNCRT W/DEC BS/ WSHNGTN	1,103.83	
	Regulatory Assessment Fee	4.09	
	Gross Receipts Tax	28.48	
	Total		\$5,718.66
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LITE LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$30.00
	Meter Number: 4465449	Customer Charge 15.47	
	Bill Period: Jun 02 - Jul 01	Energy Charge 6.75	
	Present Read: 1288	Fuel Charge 3.73	
	Previous Read: 1210	Asset Securitization Charge 0.16	
	Billed Usage: 78	Minimum Bill Adjustment 3.89	
	Billed kWh 78.000		
	Regulatory Assessment Fee	0.02	\$0.69
	Gross Receipts Tax	0.67	
	Total		\$30.69
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$1,339.52
	Meter Number: 222519	Customer Charge 15.47	
	Bill Period: Jun 02 - Jul 01	Energy Charge 839.67	
	Present Read: 159778	Fuel Charge 464.58	
	Previous Read: 150073	Asset Securitization Charge 19.80	
	Billed Usage: 9705		
	Billed kWh 9705.000		
	Regulatory Assessment Fee	0.96	\$35.31
	Gross Receipts Tax	34.35	
	Total		\$1,374.83
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$30.00
	Meter Number: 915370	Customer Charge 15.47	
	Bill Period: Jun 02 - Jul 01	Energy Charge 2.08	
	Present Read: 500	Fuel Charge 1.15	
	Previous Read: 476	Asset Securitization Charge 0.05	
	Billed Usage: 24	Minimum Bill Adjustment 11.25	
	Billed kWh 24.000		
	Regulatory Assessment Fee	0.01	\$0.49
	Gross Receipts Tax	0.48	
	Total		\$30.49
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$507.98
	Meter Number: 5407312	Customer Charge 15.47	
	Bill Period: Jun 02 - Jul 01	Energy Charge 312.34	
	Present Read: 220940	Fuel Charge 172.81	
	Previous Read: 217330	Asset Securitization Charge 7.36	
	Billed Usage: 3610		
	Billed kWh 3610.000		
	Regulatory Assessment Fee	0.37	\$13.40
	Gross Receipts Tax	13.03	

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Account number 9300 0001 2497

Billing details - continued

Account Information	Billing Details			Amounts
			Total	\$521.38
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	\$101.96
	Meter Number: 2778178	Energy Charge	54.85	
	Bill Period: Jun 02 - Jul 01	Fuel Charge	30.35	
	Present Read: 17237	Asset Securitization Charge	1.29	
	Previous Read: 16603			
	Billed Usage: 634			
	Billed kWh 634.000			
		Regulatory Assessment Fee	0.07	\$2.68
		Gross Receipts Tax	2.61	
		Total		\$104.64
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	\$448.91
	Meter Number: 1015813	Energy Charge	274.88	
	Bill Period: Jun 02 - Jul 01	Fuel Charge	152.08	
	Present Read: 219647	Asset Securitization Charge	6.48	
	Previous Read: 216470			
	Billed Usage: 3177			
	Billed kWh 3177.000			
		Regulatory Assessment Fee	0.32	\$11.83
		Gross Receipts Tax	11.51	
		Total		\$460.74
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	\$30.00
	Meter Number: 915368	Energy Charge	1.73	
	Bill Period: Jun 02 - Jul 01	Fuel Charge	0.96	
	Present Read: 463	Asset Securitization Charge	0.04	
	Previous Read: 443	Minimum Bill Adjustment	11.80	
	Billed Usage: 20			
	Billed kWh 20.000			
		Regulatory Assessment Fee	0.01	\$0.48
		Gross Receipts Tax	0.47	
		Total		\$30.48
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	\$30.00
	Meter Number: 2775809	Energy Charge	0.08	
	Bill Period: Jun 02 - Jul 01	Fuel Charge	0.05	
	Present Read: 64	Minimum Bill Adjustment	14.40	
	Previous Read: 63			
	Billed Usage: 1			
	Billed kWh 1.000			
		Regulatory Assessment Fee	0.01	\$0.41
		Gross Receipts Tax	0.40	
		Total		\$30.41
		Total Amount Due		\$14,625.04

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

- SALE -

SALES#: S2238MRT 4014151 TRANS#: 10280570 08-23-22

1411251 KOBALT 20 PIECE SCREWDRIV	24.98
MINIMUM RETAIL PRICE APPLIED TO THIS ITEM	
752048 ETN 15A-125V TR/WR ST GFC	21.89
752040 ETN 15A-125V TR ST GFC1 3	39.19
363521 ML PASSWORD SPORT LCK COM	12.98

SUBTOTAL:	99.04
TAX:	0.00
INVOICE 10245 TOTAL:	99.04
VISA:	99.04

VISA: XXXXXXXXXXXX4633 AMOUNT:99.04 AUTHCD: 313294

CHIP REFID:223810018054 08/23/22 14:48:41

APL: VISA CREDIT TUR: 8080008000

AID: A0000000031010 TSI: 6800

STORE: 2238 TERMINAL: 10 08/23/22 14:49:30

OF ITEMS PURCHASED: 4

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

STORE MANAGER: JEFF DEESING

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

*	SHARE YOUR FEEDBACK!	*
*	ENTER FOR A CHANCE TO BE	*
*	ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!	*
*	¡ENTRE EN EL SORTEO MENSUAL	*
*	PARA SER UNO DE LOS CINCO GANADORES DE \$500!	*
*		*
*	ENTER BY COMPLETING A SHORT SURVEY	*
*	WITHIN ONE WEEK AT: www.lowes.com/survey	*
*	Y O U R I D #102451 223802 353835	*
*		*

*	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: 2238 TERMINAL: 10 08/23/22 14:49:30



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Your Summary Bill

Page 1 of 10

LONG LAKE RANCH COMM DEV DIS

Bill date Aug 10, 2022
For service Jul 2 - Aug 3
33 days

Billing summary

Previous Amount Due	\$14,625.04
Payment Received	0.00
Current Electric Charges	4,500.97
Current Lighting Charges	10,325.37
Taxes	166.29
Total Amount Due Aug 31	\$29,617.67

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	61.23
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	547.76
910089634607	2091 SERENOA DR LUTZ FL 33558	61.09
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	60.91
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	60.88
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	61.16

RECEIVED AUG 22 2022

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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

\$29,617.67
by Aug 31

After 60 days from bill date, a
late charge will apply.

000004 000000007



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



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

88930000012497000660001462504000149926300029617678



duke-energy.com
877.372.8477

Account number 9300 0001 2497

400150000151

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800.228.8485

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Charlotte, NC 28201-1094
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Business duke-energy.com/manage-bus

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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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P.O. Box 14042
St Petersburg, FL 33733

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



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Account number 9300 0001 2497

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	605.86
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	3,154.70
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	6,161.60
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	60.95
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	651.94
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	664.25
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	609.38
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	61.13
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	60.90
910089458097	2137 SERENOA DR LUTZ FL 33558	60.95
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	60.99
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	11,437.32
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	61.43
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	2,687.48
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	60.99
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	1,051.85
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	239.82
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	951.31



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Account number 9300 0001 2497

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	60.96
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	60.83
	Total Charges	\$29,617.67



Billing details

Account Information	Billing Details		Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		
	Meter Number: 4513470	Customer Charge	15.47
	Bill Period: Jul 02 - Aug 02	Energy Charge	5.03
	Present Read: 1291	Fuel Charge	2.78
	Previous Read: 1233	Asset Securitization Charge	0.12
	Billed Usage: 58	Minimum Bill Adjustment	6.60
	Billed kWh 58.000		
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.60
		Total	\$30.62
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		
	Meter Number: 1049037	Customer Charge	15.47
	Bill Period: Jul 02 - Aug 02	Energy Charge	251.34
	Present Read: 34676	Fuel Charge	139.06
	Previous Read: 31771	Asset Securitization Charge	5.93
	Billed Usage: 2905		
	Billed kWh 2905.000		
		Regulatory Assessment Fee	0.30
		Gross Receipts Tax	10.56
		Total	\$422.66
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		
	Meter Number: 8246384	Customer Charge	15.47
	Bill Period: Jul 02 - Aug 03	Energy Charge	3.54
	Present Read: 792	Fuel Charge	1.96
	Previous Read: 751	Asset Securitization Charge	0.08
	Billed Usage: 41	Minimum Bill Adjustment	8.95
	Billed kWh 41.000		
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.54
		Total	\$30.56
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		
	Meter Number: 3410166	Customer Charge	15.47
	Bill Period: Jul 02 - Aug 02	Energy Charge	1.22
	Present Read: 860	Fuel Charge	0.67
	Previous Read: 846	Asset Securitization Charge	0.03
	Billed Usage: 14	Minimum Bill Adjustment	12.61
	Billed kWh 14.000		
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.45
		Total	\$30.46
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		
	Meter Number: 4463323	Customer Charge	15.47
	Bill Period: Jul 02 - Aug 02	Energy Charge	0.87
	Present Read: 268	Fuel Charge	0.48
	Previous Read: 258	Asset Securitization Charge	0.02
	Billed Usage: 10	Minimum Bill Adjustment	13.16
	Billed kWh 10.000		

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Account number 9300 0001 2497

Account Information	Billing Details		Amounts
		Regulatory Assessment Fee 0.01	\$0.44
		Gross Receipts Tax 0.43	
		Total	\$30.44
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 15.47	\$30.00
	Meter Number: 915209	Energy Charge 4.15	
	Bill Period: Jul 02 - Aug 02	Fuel Charge 2.30	
	Present Read: 887	Asset Securitization Charge 0.10	
	Previous Read: 839	Minimum Bill Adjustment 7.98	
	Billed Usage: 48		
	Billed kWh 48.000		
		Regulatory Assessment Fee 0.02	\$0.58
		Gross Receipts Tax 0.56	
		Total	\$30.58
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 15.47	\$304.01
	Meter Number: 4465473	Energy Charge 182.98	
	Bill Period: Jul 02 - Aug 02	Fuel Charge 101.25	
	Present Read: 44998	Asset Securitization Charge 4.31	
	Previous Read: 42883		
	Billed Usage: 2115		
	Billed kWh 2115.000		
		Regulatory Assessment Fee 0.22	\$8.02
		Gross Receipts Tax 7.80	
		Total	\$312.03
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge 1.63	\$1,571.48
	Bill Period: Jul 02 - Aug 02	Energy Charge 79.67	
	SV FLAGLER ACR 2,303	Fuel Charge 102.18	
	9500L	Asset Securitization Charge 1.50	
		SV FLAGLER ACR 9500L 729.91	
		SV FLAGLER ACR 9500L 86.48	
		16 DEC CNCRT W/DEC BS/ WSHNGTN 570.11	\$5.87
		Regulatory Assessment Fee 1.13	
		Gross Receipts Tax 4.74	
		Total	\$1,577.35
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge 1.63	\$3,067.80
	Bill Period: Jul 02 - Aug 02	Energy Charge 182.12	
	SV DRC27500 1,296	Fuel Charge 233.61	
	SV FLAGLER ACR 3,969	Asset Securitization Charge 3.42	
	9500L	SV DRC27500 136.68	
		SV FLAGLER ACR 9500L 1,257.93	
		SV DRC27500 22.20	
		SV FLAGLER ACR 9500L 149.04	
		35 TT CNCRT/N-FLD 98.64	
		MOUNT/1-4FIX	
		16 DEC CNCRT W/DEC BS/ 982.53	

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877.372.8477

Page 7 of 10
Account number 9300 0001 2497

Billing details - continued

Account Information	Billing Details		Amounts
	WSHNGTN		
	Regulatory Assessment Fee	2.21	\$13.00
	Gross Receipts Tax	10.79	
	Total		\$3,080.80
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$30.00
	Meter Number:	8246383	
	Bill Period:	Jul 02 - Aug 03	
	Present Read:	526	
	Previous Read:	505	
	Billed Usage:	21	\$0.48
	Billed kWh	21.000	
	Customer Charge	15.47	
	Energy Charge	1.82	
	Fuel Charge	1.01	
	Asset Securitization Charge	0.04	\$0.48
	Minimum Bill Adjustment	11.66	
	Regulatory Assessment Fee	0.01	
	Gross Receipts Tax	0.47	
	Total		\$30.48
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$268.28
	Meter Number:	1049785	
	Bill Period:	Jul 02 - Aug 02	
	Present Read:	44636	
	Previous Read:	42783	
	Billed Usage:	1853	\$7.07
	Billed kWh	1853.000	
	Customer Charge	15.47	
	Energy Charge	160.33	
	Fuel Charge	88.70	
	Asset Securitization Charge	3.78	\$7.07
	Regulatory Assessment Fee	0.19	
	Gross Receipts Tax	6.88	
	Total		\$275.35
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$338.54
	Meter Number:	4451364	
	Bill Period:	Jul 02 - Aug 02	
	Present Read:	45921	
	Previous Read:	43553	
	Billed Usage:	2368	\$8.92
	Billed kWh	2368.000	
	Customer Charge	15.47	
	Energy Charge	204.88	
	Fuel Charge	113.36	
	Asset Securitization Charge	4.83	\$8.92
	Regulatory Assessment Fee	0.24	
	Gross Receipts Tax	8.68	
	Total		\$347.46
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$352.87
	Meter Number:	2778290	
	Bill Period:	Jul 02 - Aug 02	
	Present Read:	44610	
	Previous Read:	42137	
	Billed Usage:	2473	\$9.30
	Billed kWh	2473.000	
	Customer Charge	15.47	
	Energy Charge	213.98	
	Fuel Charge	118.38	
	Asset Securitization Charge	5.04	\$9.30
	Regulatory Assessment Fee	0.25	
	Gross Receipts Tax	9.05	
	Total		\$362.17
910089480623 LONG LAKE RANCH COMM DEV DIS	General Service Non-Demand Sec (GS-1)		\$30.00
	Meter Number:	8263689	
	Customer Charge	15.47	
	Energy Charge	3.72	

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877.372.8477

Account number 9300 0001 2497

Account Information		Billing Details		Amounts
1180 SUNLAKE BLVD LUTZ FL 33558	Bill Period:	Jul 02 - Aug 02	Fuel Charge	2.06
	Present Read:	570	Asset Securitization Charge	0.09
	Previous Read:	527	Minimum Bill Adjustment	8.66
	Billed Usage:	43		
	Billed kWh	43.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.55
			Total	\$30.57
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.47
	Meter Number:	8246382	Energy Charge	1.12
	Bill Period:	Jul 02 - Aug 03	Fuel Charge	0.62
	Present Read:	295	Asset Securitization Charge	0.03
	Previous Read:	282	Minimum Bill Adjustment	12.76
	Billed Usage:	13		
	Billed kWh	13.000		
			Regulatory Assessment Fee	0.01
			Gross Receipts Tax	0.44
			Total	\$30.45
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.47
	Meter Number:	4470114	Energy Charge	1.82
	Bill Period:	Jul 02 - Aug 03	Fuel Charge	1.01
	Present Read:	509	Asset Securitization Charge	0.04
	Previous Read:	488	Minimum Bill Adjustment	11.66
	Billed Usage:	21		
	Billed kWh	21.000		
			Regulatory Assessment Fee	0.01
			Gross Receipts Tax	0.47
			Total	\$30.48
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.47
	Meter Number:	4522761	Energy Charge	2.26
	Bill Period:	Jul 02 - Aug 02	Fuel Charge	1.24
	Present Read:	567	Asset Securitization Charge	0.05
	Previous Read:	541	Minimum Bill Adjustment	10.98
	Billed Usage:	26		
	Billed kWh	26.000		
			Regulatory Assessment Fee	0.01
			Gross Receipts Tax	0.49
			Total	\$30.50
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.63
	Bill Period:	Jul 02 - Aug 02	Energy Charge	481.95
	54W MITCH LED PT	19	Fuel Charge	618.21
	CLR		Asset Securitization Charge	9.06
	SV DRC27500	9,504	54W MITCH LED PT CLR	18.24
	SV FLAGLER ACR	4,410	SV DRC27500	1,002.32
	9500L		SV FLAGLER ACR 9500L	1,397.70
			54W MITCH LED PT CLR	1.39
			SV DRC27500	162.80

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Billing details - continued

Account Information	Billing Details		Amounts
	SV FLAGLER ACR 9500L	165.60	\$32.57
	35 TT CNCRT/N-FLD	723.36	
	MOUNT/1-4FIX		
	16 DEC CNCRT W/DEC BS/ WSHNGTN	1,103.83	
	Regulatory Assessment Fee	4.09	
	Gross Receipts Tax	28.48	
	Total		\$5,718.66
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$30.00
	Meter Number: 4465449	Customer Charge	
	Bill Period: Jul 02 - Aug 03	Energy Charge	
	Present Read: 1381	Fuel Charge	
	Previous Read: 1288	Asset Securitization Charge	
	Billed Usage: 93	Minimum Bill Adjustment	
	Billed kWh 93.000		
	Regulatory Assessment Fee	0.02	\$0.74
	Gross Receipts Tax	0.72	
	Total		\$30.74
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$1,278.94
	Meter Number: 222519	Customer Charge	
	Bill Period: Jul 02 - Aug 02	Energy Charge	
	Present Read: 169039	Fuel Charge	
	Previous Read: 159778	Asset Securitization Charge	
	Billed Usage: 9261		
	Billed kWh 9261.000		
	Regulatory Assessment Fee	0.92	\$33.71
	Gross Receipts Tax	32.79	
	Total		\$1,312.65
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$30.00
	Meter Number: 915370	Customer Charge	
	Bill Period: Jul 02 - Aug 02	Energy Charge	
	Present Read: 526	Fuel Charge	
	Previous Read: 500	Asset Securitization Charge	
	Billed Usage: 26	Minimum Bill Adjustment	
	Billed kWh 26.000		
	Regulatory Assessment Fee	0.01	\$0.50
	Gross Receipts Tax	0.49	
	Total		\$30.50
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		\$516.85
	Meter Number: 5407312	Customer Charge	
	Bill Period: Jul 02 - Aug 02	Energy Charge	
	Present Read: 224615	Fuel Charge	
	Previous Read: 220940	Asset Securitization Charge	
	Billed Usage: 3675		
	Billed kWh 3675.000		
	Regulatory Assessment Fee	0.37	\$13.62
	Gross Receipts Tax	13.25	

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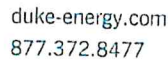


duke-energy.com
877.372.8477

Account number 9300 0001 2497

Billing Details

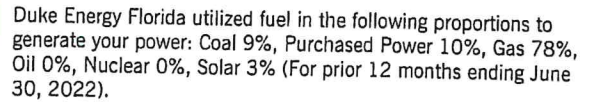
Account Information	Billing Details			Amounts
			Total	\$530.47
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	\$131.71
	Meter Number: 2778178	Energy Charge	73.71	
	Bill Period: Jul 02 - Aug 02	Fuel Charge	40.79	
	Present Read: 18089	Asset Securitization Charge	1.74	
	Previous Read: 17237			
	Billed Usage: 852			\$3.47
	Billed kWh 852.000			
		Regulatory Assessment Fee	0.09	
		Gross Receipts Tax	3.38	
		Total		\$135.18
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	\$477.97
	Meter Number: 1015813	Energy Charge	293.30	
	Bill Period: Jul 02 - Aug 02	Fuel Charge	162.28	
	Present Read: 223037	Asset Securitization Charge	6.92	
	Previous Read: 219647			
	Billed Usage: 3390			\$12.60
	Billed kWh 3390.000			
		Regulatory Assessment Fee	0.34	
		Gross Receipts Tax	12.26	
		Total		\$490.57
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	\$30.00
	Meter Number: 915368	Energy Charge	1.92	
	Bill Period: Jul 02 - Aug 03	Fuel Charge	1.05	
	Present Read: 485	Asset Securitization Charge	0.04	
	Previous Read: 463	Minimum Bill Adjustment	11.52	
	Billed Usage: 22			\$0.48
	Billed kWh 22.000			
		Regulatory Assessment Fee	0.01	
		Gross Receipts Tax	0.47	
		Total		\$30.48
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47	\$30.00
	Meter Number: 2775809	Energy Charge	0.34	
	Bill Period: Jul 02 - Aug 02	Fuel Charge	0.19	
	Present Read: 68	Asset Securitization Charge	0.01	
	Previous Read: 64	Minimum Bill Adjustment	13.99	
	Billed Usage: 4			\$0.42
	Billed kWh 4.000			
		Regulatory Assessment Fee	0.01	
		Gross Receipts Tax	0.41	
		Total		\$30.42
			Total Amount Due	\$14,992.63



Page 1 of 3

Account number 9100 8435 5645

Previous Amount Due	\$336.92
<i>Payment Received Aug 16</i>	-336.92
Current Lighting Charges	335.64
Taxes	1.28
Total Amount Due Sep 07	\$336.92



The chart shows a constant electricity usage of approximately 490 kWh from August 2021 to January 2022. From January 2022 onwards, the usage decreases to approximately 429 kWh by August 2022.

Month	Usage (kWh)
Aug 2021	490
Sep 2021	490
Oct 2021	490
Nov 2021	490
Dec 2021	490
Jan 2022	490
Feb 2022	470
Mar 2022	450
Apr 2022	430
May 2022	429
Jun 2022	429
Jul 2022	429
Aug 2022	429

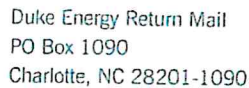
83° 82° 79° 67° 69° 61° 66° 71° 75° 80° 83° 84° 84°

	Current Month	Aug 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	490	490	5,880	490
Avg. Daily (kWh)	17	16	16	
12-month usage based on most recent history				

RECEIVED AUG 24 2022

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 days from the bill date will avoid a 1.0% late payment charge.

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



Account number
9100 8435 5645

\$336.92
by Sep 7

After 60 days from bill date, a late charge will apply.

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

A standard linear barcode consisting of vertical black bars of varying widths on a white background. The barcode is positioned horizontally across the middle of the page.



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



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

8891008435564500066000000000000000003369200000336928



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 19 - Aug 16		
Description	Quantity	Usage
SV FLAGLER ACR 9500L	10	490 kWh
Total	10	490 kWh

Billing details - Lighting

Billing Period - Jul 19 to Aug 16	
Customer Charge	\$1.63
Energy Charge	
490.000 kWh @ 3.459c	16.95
Fuel Charge	
490.000 kWh @ 4.437c	21.74
Asset Securitization Charge	
490.000 kWh @ 0.065c	0.32
Fixture Charge	
SV FLAGLER ACR 9500L	155.30
Maintenance Charge	
SV FLAGLER ACR 9500L	18.40
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
10 Pole(s) @ \$12.130	121.30
Total Current Charges	\$335.64

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

Billing details - Taxes

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





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

Invoice

Date: 7/30/2022
Invoice #: 2022-392

To:

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

Project: LLR Aquatic Maintenance

Proposal #: 21-213

P.O. #:

Due Date	Service Date:
8/29/2022	July 2022
Project Completion	Amount
41.67%	2,460.00
Total	\$2,460.00
Payments/Credits	\$0.00
Balance Due	\$2,460.00

Task #	Description
Task 1	Aquatic Maintenance Program

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE

Please make all checks payable to GHS Environmental
There will be a 10% charge per month on any payments
received after the initial 30 days. If you have any questions
concerning this invoice please contact us at 727-667-6786.
THANK YOU FOR YOUR BUSINESS!

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 11148**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE
07/31/2022**PLEASE PAY**
\$925.00**DUE DATE**
07/31/2022

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per proposal dated March 15, 2022:			
Landscape enhancement for Foxtail monument at Lake Waters Place and Bittern Blvd			
Landscape Construction	1	925.00	925.00
Rip out existing Flax Lilies around monument.			
Install (40) 3-gal Dwarf Firebush.			
Install (6) bales of pine straw.			
Includes all labor, materials, hauling and dumping fees.			

TOTAL DUE**\$925.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 11143**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE
08/02/2022**PLEASE PAY**
\$196.50**DUE DATE**
08/02/2022

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed on 7/8/22:			
Repaired drip zone after enhancement work along tennis court shrub line			
Sales 1/2 drip line, drip line	30	0.80	24.00
Sales Drip BxTxB tee/ combo tee	3	2.00	6.00
Sales Drip couplings	3	0.50	1.50
Sales Labor - technicians	3	55.00	165.00

TOTAL DUE**\$196.50**

THANK YOU.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3083283

Client Matter No. 12123-1

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

Invoice No. 3083283
12123-1

Re: General Counsel

For Professional Legal Services Rendered

06/01/22	S. Sandy	0.10	27.00	Confer regarding property damage by RON Solutions
06/01/22	D. Wilbourn	1.80	261.00	Prepare license agreement with RON Solutions
06/07/22	S. Sandy	0.60	162.00	Prepare license and repair agreement with RON Solutions
06/07/22	D. Wilbourn	0.40	58.00	Revise and transmit license agreement with RON Solutions
06/21/22	S. Sandy	0.20	54.00	Confer with McGaffney, Dobson, and Henman regarding gopher tortoises
06/22/22	S. Sandy	0.40	108.00	Confer with Dobson regarding surplus furniture
06/22/22	S. Sandy	0.10	27.00	Review executed License Agreement with RON Solutions
06/24/22	S. Sandy	0.10	27.00	Confer with Dobson regarding the HOA's declaration of covenants
06/28/22	S. Sandy	0.20	54.00	Confer with Dobson regarding Admiral Furniture settlement

KUTAK ROCK LLP

Long Lake Ranch CDD

July 31, 2022

Client Matter No. 12123-1

Invoice No. 3083283

Page 2

payment

TOTAL HOURS 3.90

TOTAL FOR SERVICES RENDERED \$778.00

TOTAL CURRENT AMOUNT DUE \$778.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3083284

Client Matter No. 12123-2

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

Invoice No. 3083284
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

06/01/22	M. Rigoni	Prepare for Board meeting
06/01/22	S. Sandy	Prepare for board meeting
06/02/22	M. Rigoni	Prepare for board meeting; confer from Chang, Dobson and Sandy regarding same
06/02/22	S. Sandy	Prepare for Board meeting; confer with Rigoni regarding same
06/02/22	D. Wilbourn	Disseminate security installation agreement and communications with district manager regarding same
06/03/22	D. Wilbourn	Board meeting follow-up
06/06/22	S. Sandy	Conduct meeting follow-up
06/07/22	S. Sandy	Prepare budget documents; confer with Leger regarding same
06/07/22	D. Wilbourn	Revise and transmit license agreement with RON Solutions
06/30/22	M. Rigoni	Review June draft meeting minutes
06/30/22	S. Sandy	Review draft agenda

KUTAK ROCK LLP

Long Lake Ranch CDD

July 31, 2022

Client Matter No. 12123-2

Invoice No. 3083284

Page 2

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

TOTAL CURRENT AMOUNT DUE	<u>\$2,000.00</u>
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Resident Services Invoice

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

Date 8/1/2022
Invoice # WC0098
Terms Due on receipt

Bill To

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

Description	Quantity	Rate	Serial/Lot Numbers	Amount	Tax Code
Pick up & delivery fee for clubhouse pool pump parts	1	170.00		170.00	-Not Taxable-

Total 170.00
Amount Due \$170.00

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



WC0098



Resident Services Invoice

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

Date 8/1/2022
Invoice # WC0099
Terms Due on receipt

Bill To

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

Description	Quantity	Rate	Serial/Lot Numbers	Amount	Tax Code
Clubhouse pool pump repair parts	1	502.32		502.32	-Not Taxable-

Total 502.32
Amount Due \$502.32

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



W00000



Resident Services Invoice

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

Date 8/1/2022
Invoice # WC0101
Terms Due on receipt

Bill To

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

Description	Quantity	Rate	Serial/Lot Numbers	Amount	Tax Code
Clubhouse pool chlorine stennar pump tubing replacement	1	35.00		35.00	-Not Taxable-

Total 35.00
Amount Due \$35.00

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



WC0101

Business Observer

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

INVOICE

Legal Advertising

Invoice # 22-01637C

Date 08/05/2022

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

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

Description

Amount

Serial # 22-01637C

\$28.00

Notice Under Fictitious Name Law Pursuant to Section 865.09

RE: BROOKS GRILL & TAVERN

Published: 8/5/2022

Important Message

Please include our Serial #
on your check

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

Paid
Total

()

\$28.00

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

RECEIVED AUG 08 2022

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

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

Business Observer

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

INVOICE

Legal Advertising

Notice Under Fictitious Name Law
Pursuant to Section 865.09,
Florida Statutes

NOTICE IS HEREBY GIVEN that
the undersigned, desiring to engage
in business under fictitious name of
BROOKS GRILL & TAVERN located
at 2220 LOGAN BLVD STE 803-804,
in the County of COLLIER in the City
of NAPLES, Florida 34119 intends
to register the said name with the
Division of Corporations of the Florida
Department of State, Tallahassee,
Florida.

Dated at COLLIER, Florida, this
29TH day of JULY, 2022
TEAM HOST, LLC
August 5, 2022 22-01637C

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

NOTICE

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

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

Phone (727)522-5794

Website www.countysanitationservice.com

INVOICE# 28101591

INV DATE 08/01/22

ACCOUNT# 456755

DUE DATE 08/25/22

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

AMOUNT YOU
ARE PAYING _____

AMOUNT 204.90

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

DATE	DESCRIPTION				AMOUNT
	LOCATION: 19037 LONG LAKE RANCH BLVD				
08/01/22	28101591	1	6Y BIN 1XW	TRASH REMOVAL 08/01/22-08/31/22	90.51
08/01/22	28101591	1	FUEL SURCHARGE	FUEL SURCHARGE 08/01/22	80.00
08/01/22	28101591	1	ADMIN FEE	ADMIN FEE 08/01/22	5.44
08/01/22	28101591	1	LATE CHARGE	LATE CHARGE 07/01/22	3.95
					25.00
<p>RECEIVED AUG 08 2022</p> <p>You can now sign up for Paperless Billing. Contact the office to register your email or if you sign up for automatic payments you will automatically be switched to paperless billing.</p> <p>PLEASE SEND PAST DUE AMOUNT IMMEDIATELY!</p>					
INV# 28101591	CURRENT	30 DAY	60 DAY	90 DAY	DATE 08/01/22
ACCT# 456755	114.39	90.51			PAGE 1 OF 1

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

PLEASE PAY
THIS AMOUNT

204.90



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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
utilcustserv@MyPasco.net
Pay By Phone: 1-855-786-5344



32 1 1
42-52316

LONG LAKE RANCH CDD

Service Address: 0 COMMUNITY CENTER

Bill Number: 17006819

Billing Date: 8/3/2022

Billing Period: 6/20/2022 to 7/20/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Irrig Polable	13595130	6/20/2022	21791	7/20/2022	21918	30	127

Usage History

Water

	Irrigation
July 2022	127
June 2022	186
May 2022	198
April 2022	131
March 2022	14
February 2022	6
January 2022	5
December 2021	5
November 2021	2
October 2021	9
September 2021	123
August 2021	326

Transactions

Previous Bill	1,315.24
Payment 07/19/22	-1,315.24 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.06
Water Charges 50.0 Thousand Gals X \$3.19	159.50
Water Charges 25.0 Thousand Gals X \$6.39	159.75
Water Charges 52.0 Thousand Gals X \$8.63	448.76
Total Current Transactions	806.07
TOTAL BALANCE DUE	\$806.07

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

RECEIVED AUG 08 2022



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Account # 0928090
Customer # 01307800
Balance Forward 0.00
Current Transactions 806.07

Total Balance Due \$806.07
Due Date 8/22/2022

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

Round Up Donation to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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

013078005092809061700681920000806077



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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
utilcustserv@MyPasco.net
Pay By Phone: 1-855-786-5344



33 1 1
42-52316

LONG LAKE RANCH CDD

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

Bill Number: 17006823

Billing Date: 8/3/2022

Billing Period: 6/20/2022 to 7/20/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	6/20/2022	299	7/20/2022	303	30	4

Usage History

Water

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

Transactions

Previous Bill	152.80
Payment 07/19/22	-152.80 CR
Past Due	0.00
Current Transactions	
Water	
Water Base Charge	38.06
Water Tier 1	4.0 Thousand Gals X \$2.01 8.04
Sewer	
Sewer Base Charge	89.93
Sewer Charges	4.0 Thousand Gals X \$6.26 25.04
Total Current Transactions	161.07
TOTAL BALANCE DUE	\$161.07

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

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

RECEIVED AUG 08 2022



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Account # 0928725
Customer # 01307800
Past Due 0.00
Current Transactions 161.07

Total Balance Due	\$161.07
Due Date	8/22/2022

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

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

013078005092872571700682330000161077

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 10982



BILL TO

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

DATE
07/25/2022

PLEASE PAY
\$6,726.60

DUE DATE
07/25/2022

ACTIVITY	QTY	RATE	AMOUNT
Landscape Construction JULY 2022 - Summer Seasonal color installation of 3,636 annuals X \$1.85 per annual	3,636	1.85	6,726.60

TOTAL DUE \$6,726.60

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 11127**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

DATE
08/01/2022PLEASE PAY
\$13,675.00DUE DATE
08/01/2022

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

TOTAL DUE**\$13,675.00**

THANK YOU.



250 International Parkway, Suite 280

Lake Mary, FL 32746

TEL: 321-263-0132

Bill To

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

Invoice

Date 8/1/2022

Invoice # 401657

In Reference To:

Monthly contracted management fess, as follows:

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

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

Total \$3,958.33



250 International Parkway, Suite 280
Lake Mary, FL 32746
TEL: 321-263-0132

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

Invoice

Date 7/31/2022
Invoice # 401731

In Reference To:
July Billable Expenses

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

Description	Quantity	Rate	Amount
Billable Expenses			
JACKIE LEGER - JENNIFER & JEREMIA			16.77
Total Billable Expenses			16.77

Total \$16.77

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 11160**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE
08/11/2022PLEASE PAY
\$925.00DUE DATE
08/11/2022

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per proposal dated March 15, 2022:			
Landscape enhancement for Foxtail monument at Beauty Berry Court and Nature View Drive.			
Landscape Construction	1	925.00	925.00
Rip out existing Flax Lillie's around monument.			
Installation of:			
(40) 3gal dwarf firebush			
(6) bales of pinestraw.			
Includes all labor, materials, hauling and dumping fees.			

TOTAL DUE**\$925.00**

THANK YOU.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 22-01464P

Date 08/19/2022

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

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

Description	Amount
Serial # 22-01464P Notice of Meeting RE: Fiscal Year 2022-2023 Meeting Schedule Long Lake Ranch Published: 8/19/2022	\$89.69

Important Message

Please include our Serial #
on your check

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

Paid
Total (\$)
\$89.69

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

RECEIVED AUG 22 2022

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Business Observer

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

INVOICE

Legal Advertising

Notice of Meetings
Fiscal Year 2022-2023
The Long Lake Ranch
Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022-2023 Regular Meetings of the Board of Supervisors of the Long Lake Ranch Community Development District shall be held the 1st Thursday of every month at 6:00 p.m. at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558. The meeting dates are as follows [exceptions are noted below]:

October 6, 2022
November 3, 2022
December 1, 2022
January 5, 2023
February 2, 2023
March 2, 2023
April 6, 2023
May 4, 2023
June 1, 2023
July 6, 2023
August 3, 2023
September 7, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time, and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Development Planning and Financing Group [DPFG], 250 International Parkway, Suite 208, Lake Mary FL 32756 at (321) 263-0132, Ext. 285, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact DPFG at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

DPFG, District Management

August 19, 2022

22-01464P

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RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 11172



BILL TO

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE
08/11/2022

PLEASE PAY
\$16,225.00

DUE DATE
08/11/2022

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per proposal dated January 9, 2022:			
Landscape Construction	11	1,475.00	16,225.00
Removal of existing, declining red maple trees (failure due to poor quality / planting root-bound). Grinding of stumps.			
Replacement of (11) 45gal pine trees (Florida #1 or better)			
Installation of potting soil and mudding in of trees using proper planting methods.			
Installation of 2 x 4 staking kits.			
Installation of designated mulch material tree ring around base.			
Includes debris removal, hauling fees and dumping fees.			

TOTAL DUE

\$16,225.00

THANK YOU.

MAKE CHECK PAYABLE TO:



Po Box 20122
Tampa, FL 33622-0122
(727) 544-7644

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

LONG LAKE RANCH
Tish Dobson
19037 Long Lake Ranch Blvd
Lutz, FL 33558-5507

ACCOUNT NUMBER	DATE	BALANCE
729425	8/16/2022	\$600.00

The Lake Doctors
Po Box 20122
Tampa, FL 33622-0122

00000007294251001000000002177400000006000048

Please Return this portion with your payment

Invoice 21774B

PO #

Date	Description	Quantity	Amount	Tax	Total
19037 Long Lake Ranch Blvd Lutz, FL 33558-5507					
8/16/2022	Fountain Cleaning Service - Quarterly		\$600.00	\$0.00	\$600.00

Please remit payment for this month's invoice.

Discount \$0.00

Adjustment \$0.00

Account# 729425

Lic#:

AMOUNT DUE

\$600.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 29, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3096560

Client Matter No. 12123-1

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

Invoice No. 3096560
12123-1

Re: General Counsel

For Professional Legal Services Rendered

07/07/22	S. Sandy	3.90	1,053.00	Conduct research regarding street light service contracts; confer with Dobson regarding same; review Vesta amenity management proposal
07/07/22	D. Wilbourn	0.80	116.00	Research street lighting services and assignment of contracts for same
07/11/22	S. Sandy	1.30	351.00	Review correspondence regarding amenity incident; conduct research and confer regarding same; confer with Dobson and Pellam regarding access agreement for propane gas tank replacement; confer with Kimel regarding HOA license agreement
07/12/22	M. Rigoni	0.20	53.00	Review correspondence regarding resident suspension
07/12/22	S. Sandy	1.80	486.00	Confer with Dobson regarding access agreement, amenity pool incident, and trespass agreement; review incident report; follow-up

KUTAK ROCK LLP

Long Lake Ranch CDD

August 29, 2022

Client Matter No. 12123-1

Invoice No. 3096560

Page 2

07/12/22	D. Wilbourn	1.00	145.00	with Bernier regarding Duke lighting service contracts; prepare amenity suspension letter
07/13/22	M. Rigoni	0.10	26.50	Prepare amenity services suspension letter
07/13/22	S. Sandy	1.40	378.00	Review correspondence regarding suspension of resident
				Follow-up regarding amenity incident; confer with Twomey, Pellan, and Dobson regarding same; confer with Bernier regarding lighting services contract
07/13/22	D. Wilbourn	0.80	116.00	Research and prepare amenity suspension letter and response to video surveillance request
07/14/22	S. Sandy	0.30	81.00	Review correspondence from Kimel regarding HOA access agreement
07/17/22	M. Rigoni	0.10	26.50	Prepare memorandum regarding statutory changes to publication requirements
07/18/22	S. Sandy	0.80	216.00	Confer with Pellan regarding HOA license agreement; confer with Dobson regarding access agreement request; confer with Toniolo regarding Sunlake Blvd street lights; conduct follow-up regarding same
07/19/22	S. Sandy	0.20	54.00	Confer with Dobson regarding HOA access agreement and lighting service contract
07/26/22	D. Wilbourn	0.50	72.50	Follow-up on status of review and execution of security and pressure washing agreements
07/27/22	S. Sandy	0.30	81.00	Confer with Dobson regarding amenity incident and suspension hearing
07/27/22	D. Wilbourn	0.50	72.50	Prepare for suspension hearing
07/28/22	S. Sandy	0.80	216.00	Review HOA comments to License Agreement; confer with Pellan and Kimel regarding same
07/29/22	M. Rigoni	0.10	26.50	Review correspondence from Dobson regarding private events insurance at district facility

KUTAK ROCK LLP

Long Lake Ranch CDD

August 29, 2022

Client Matter No. 12123-1

Invoice No. 3096560

Page 3

TOTAL HOURS 14.90

TOTAL FOR SERVICES RENDERED \$3,570.50

TOTAL CURRENT AMOUNT DUE \$3,570.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 29, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3096561

Client Matter No. 12123-2

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

Invoice No. 3096561
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

07/01/22	S. Sandy	Prepare for board meeting
07/05/22	D. Wilbourn	Prepare addendum to Vesta services contract
07/06/22	S. Sandy	Prepare for board meeting
07/07/22	S. Sandy	Prepare addendum to Vesta agreement for summer staffing; prepare for and attend board meeting; conduct meeting follow-up
07/11/22	S. Sandy	Prepare agreements for pressure washing, security services, concrete services, and summer staffing services
07/11/22	D. Wilbourn	Prepare concrete repair services agreement; prepare pressure washing services agreement; prepare security installation services agreement
07/12/22	S. Sandy	Prepare agreements for power washing, concrete slab, and security services; confer with Dobson regarding same
07/26/22	S. Sandy	Review draft agenda and correspondence regarding same
07/27/22	S. Sandy	Confer with Dobson regarding items for August

KUTAK ROCK LLP

Long Lake Ranch CDD

August 29, 2022

Client Matter No. 12123-2

Invoice No. 3096561

Page 2

07/27/22	D. Wilbourn	board meeting
07/28/22	M. Rigoni	Prepare budget and assessment resolutions
07/28/22	S. Sandy	Prepare for board meeting; review July meeting minutes
07/29/22	S. Sandy	Review draft minutes and agenda; prepare for board meeting; confer with Leger regarding same
		Prepare for board meeting
TOTAL FOR SERVICES RENDERED		\$2,000.00
TOTAL CURRENT AMOUNT DUE		<u>\$2,000.00</u>



American Power Washing
4737 Mile Stretch Drive Suite 4103 Holiday, Florida 34692
Office (813) 716-5999
william@american-powerwashing.com

Long Lake Ranch CDD
Brent Henman
250 International Parkway
Lake Mary, FL 32746

Invoice No: 453
Invoice Date: Jul 27, 2022

Invoice

Job Date	Description	Qty	Each	Amount
Location: Long Lake Ranch CDD; 19037 Long Lake Ranch Boulevard; Lutz, FL 33558				
Jul 20, 2022 to Jul 27, 2022	Sidewalks Hot water deep cleaning with surface cleaner and/or pressure gun. Treated with biodegradable mold/algae remover to mitigate future organic surface growth.	3888	\$0.30	\$1,166.40
	10ft Sidewalks Hot water deep cleaning with surface cleaner and/or pressure gun. Treated with biodegradable mold/algae remover to mitigate future organic surface growth.	1709	\$0.30	\$512.70
	Curbs Hot water deep cleaning with surface cleaner and/or pressure gun. Treated with biodegradable mold/algae remover to mitigate future organic surface growth.	5873	\$0.30	\$1,761.90
	Island Curbs Hot water deep cleaning with surface cleaner and/or pressure gun. Treated with biodegradable mold/algae remover to mitigate future organic surface growth.	4618	\$0.30	\$1,385.40
	Island Pavers Hot water deep cleaning with surface cleaner and/or pressure gun.	3926	\$0.32	\$1,256.32
	Rust Removal Hot water deep cleaning with surface cleaner and/or pressure gun. Treated with biodegradable rust remover to remove rust and restore to original surface color. Treated with biodegradable mold/algae remover to mitigate future organic surface growth.	319	\$1.00	\$319.00

Job Date	Description	Qty	Each	Amount
	Clubhouse Wash	233	\$2.50	\$582.50
	Soft wash for multi-level Clubhouse to remove all organic growth (mold, mildew, algae) and restore surfaces. Includes a fresh Apple scent.			
			Total	\$6,984.22

Mike Fasano
Pasco County Tax Collector

"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
33-26-18-0030-0P200-0000		91LR

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

DELINQUENT TAX STATEMENT
Notice of Tax Certificate Issued

2042 LAKE WATERS PLACE
LONG LAKE RANCH VILLAGE 8 PB 70
PG 034 TRACT P2 OR 9232 PG 1505
See Additional Legal on Tax Roll



Taxes Owed	If Rec'd By: JULY 30, 2022	If Rec'd By: AUG 31, 2022	If Rec'd By: SEPT 30, 2022
2021	\$164.82	\$164.82	\$165.32

***** **CERTIFIED FUNDS REQUIRED** *****

A tax certificate has been issued on this property. Return this statement together with funds made payable to: Mike Fasano, Tax Collector. **Payment must be made** by money order, cashier's check, or wire transfer. Cash accepted in our office only. Do not mail cash. Personal or business checks will be returned, which may result in additional interest. **NOTE:** Escrow or trust account checks of attorneys, title insurance companies, real estate brokers or mortgage brokers will be accepted. All entities must be licensed to do business in Florida.

Payment must be received on or before last day of month. Amount increases on first day of month. Property taxes become delinquent on April 1 each year. **A tax certificate holder may apply for a tax deed, beginning the process of selling the property, if taxes and penalties are not paid within two years from date of delinquency.**

For further information on the tax certificate issued on this property, please contact the Pasco County Tax Collector's Tax Department at (352) 521-4338 prompt #3.

Visit us online at www.pascotaxes.com to pay your current taxes & print a receipt.

Mail your tax payment to: Mike Fasano, Pasco County Tax Collector, PO Box 276, Dade City, FL 33526-0276
Call Center M - F 8:30 am - 5:00 pm (352) 521-4338 (727) 847-8032 (813) 235-6076

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

52 / 26 D

Parcel / Account Number	Escrow	Tax District
33-26-18-0030-0P200-0000		91LR

DELINQUENT TAX STATEMENT
Notice of Tax Certificate Issued

CERTIFIED FUNDS REQUIRED

If Received By Please Pay	JULY 30, 2022 \$164.82	AUG 31, 2022 \$164.82	SEPT 30, 2022 \$165.32
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PLEASE PAY IN U.S. FUNDS (US BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

DQRE 1/26 2-2



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

2042 LAKE WATERS PLACE
LONG LAKE RANCH VILLAGE 8 PB 70
PG 034 TRACT P2 OR 9232 PG 1505
See Additional Legal on Tax Roll



Mike Fasano
Pasco County Tax Collector

"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
34-26-18-0020-00000-0P10		91LR

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

DELINQUENT TAX STATEMENT
Notice of Tax Certificate Issued

18977 LONG LAKE RANCH BOULEVARD
LONG LAKE RANCH VILLAGE 2 PARCEL
S C-1 C-2 D-1 AND D-2 PB 68 PG 0
41 LOT P1 TOG WITH UTILITY ESMT
PER OR 9217 PG 2032 OR 6847 PG 0
See Additional Legal on Tax Roll



Taxes Owed	If Rec'd By: JULY 30, 2022	If Rec'd By: AUG 31, 2022	If Rec'd By: SEPT 30, 2022
2021	\$154.03	\$154.03	\$154.03

RECEIVED JUL 27 2022

***** **CERTIFIED FUNDS REQUIRED** *****

A tax certificate has been issued on this property. Return this statement together with funds made payable to: Mike Fasano, Tax Collector. **Payment must be made** by money order, cashier's check, or wire transfer. Cash accepted in our office only. Do not mail cash. Personal or business checks will be returned, which may result in additional interest. **NOTE:** Escrow or trust account checks of attorneys, title insurance companies, real estate brokers or mortgage brokers will be accepted. All entities must be licensed to do business in Florida.

Payment must be received on or before last day of month. Amount increases on first day of month. Property taxes become delinquent on April 1 each year. **A tax certificate holder may apply for a tax deed, beginning the process of selling the property, if taxes and penalties are not paid within two years from date of delinquency.**

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Visit us online at www.pascotaxes.com to pay your current taxes & print a receipt.

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Call Center M - F 8:30 am - 5:00 pm (352) 521-4338 (727) 847-8032 (813) 235-6076

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

51 / 26 D

Mike Fasano
Pasco County Tax Collector

"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
34-26-18-0020-00000-0P10		91LR

DELINQUENT TAX STATEMENT
Notice of Tax Certificate Issued

CERTIFIED FUNDS REQUIRED

If Received By Please Pay	JULY 30, 2022 \$154.03	AUG 31, 2022 \$154.03	SEPT 30, 2022 \$154.03
------------------------------	---------------------------	--------------------------	---------------------------

PLEASE PAY IN U.S. FUNDS (US BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

DQRE 1/26 1-2

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

18977 LONG LAKE RANCH BOULEVARD
LONG LAKE RANCH VILLAGE 2 PARCEL
S C-1 C-2 D-1 AND D-2 PB 68 PG 0
41 LOT P1 TOG WITH UTILITY ESMT
PER OR 9217 PG 2032 OR 6847 PG 0
See Additional Legal on Tax Roll



EXHIBIT 8

ESTIMATE



FROM

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

BILL TO

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

ESTIMATE

655

ESTIMATE DATE

09/01/2022

DESCRIPTION

Proposal for reinstallation of holiday lighting on entrance monuments. 14 monuments total including the one by state road 54.

Lights to be attached along metal roof edge around all visible sides. Extension cords and timers to be secured and waterproofed. We will also install all wreaths and bows.

We request that all monuments be inspected and verified for damages and electrical issues before scheduled installation. We will make ourselves available to meet with designated persons before and after installation. (We will provide your designated person with all lighting after removal for storage)

If you would like we can include these for an additional cost:

- clubhouse at the main pool
- clubhouse at foxtail pool

total cost for these including reinstallation would be: \$8,900

Your satisfaction is our goal. We will strive to do our very best and hope to cultivate a lasting relationship with your community. Thank you for your consideration.

AMOUNT

4,450.00

TOTAL

\$4,450.00 USD

TERMS & CONDITIONS

Please make all payments to:
9077 SHADYSIDE LANE
LAND O LAKES, FL 34637

Thank you for allowing us the opportunity to serve you.



EXHIBIT 9



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Office
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

SERVICE ORDER

SALES REP. **MAB**

ACCOUNT/SITE LONG LAKE RANCH LED LIGHT REPAIR 2022		ACCOUNT #729425
BILLING NAME		DATE 8-31-2022
BILLING ADDRESS 19037 LONG LAKE RANCH BLVD, LUTZ, FL 33558		COUNTY #51
CONTACT TISH DOBSON		PHONE #321-263-0132 EXT: 285
EMAIL ADDRESS tdobson@dpfgmc.com		Email Invoice: Y <input type="radio"/> N <input type="radio"/>
PO#	MANUFACTURER: AQM <input type="radio"/> AES <input type="radio"/> KAS <input type="radio"/> LF <input checked="" type="radio"/> OA <input type="radio"/> OTT <input type="radio"/> AQC <input type="radio"/> ARM <input type="radio"/> ODS <input type="radio"/>	

SERVICE REQUEST INSPECT FOUNTAINS FOR REPAIRS AND PROVIDE QUOTE FOR REPAIR.

ASSUMING CONDUIT IS VIABLE

NOTES FOUNTAIN LIGHT REPAIR ESTIMATE.

TAX EXEMPT 3 YEAR WARRANTY ON LIGHTS

HYDRILLA CONTROL NEEDED TO BRING FOUNTAINS TO SHORLINE FOR REPAIR!

QTY	UNIT	DESCRIPTION	PRICE	EXTENDED
5	603L32Y	2 LIGHT LED SET (WARM WHITE-WW)	559.00	2,795.00
3	C1SL-16	16/3 SEOOW LIGHT CABLE W/DISCONNECT 400'	636.00	1,908.00
2	C1SL-16	16/3 SEOOW LIGHT CABLE W/DISCONNECT 375'	596.25	1,192.50
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00

SERVICED BY: _____

SERVICE DATE: _____

WORK AUTHORIZED BY: _____

PARTS TOTAL 5,895.50

LABOR 800.00

MISC. CHARGES* 25.00

SUBTOTAL 6,720.50

0.00 % STATE SALES TAX 0.00

FREIGHT 350.00

TOTAL 7,070.50

CUSTOMER SIGNATURE _____

DATE _____

The terms and conditions appearing on the reverse side, form an integral part of this Service Order, and CUSTOMER hereby acknowledges that he/she has read and is familiar with the contents thereof.
Pricing is valid thirty (30) days from date of quotation.

Central Florida
(407) 327-1080
1-800-666-5253

Ft. Lauderdale
(954) 565-7488
1-800-683-5253

Sarasota
(941) 377-0658
1-800-444-5253

Jacksonville
(904) 262-5500
1-844-819-9632

Largo
(727) 544-7644
1-888-668-5253

Ft. Myers
(239) 693-2270
1-800-444-5253

Navarre
(850) 939-5787
1-800-398-5253

South Carolina
(843) 873-1911

Ohio
(937) 433-2942
1-866-774-5253

Office Use Only: Emailed ☐ Faxed ☐ Date: _____

LD-IPDF3 7/18 R/O MAGIC 407-657-7414

Terms & Conditions

Service Order

1. A 50% deposit shall be due payable upon execution of this Service Order should the total cost be over \$1,000.00. The balance shall be payable upon installation, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Service Order. The CUSTOMER acknowledges that this service order is executed in the state in which THE LAKE DOCTORS office conducting the work resides and therefore THE LAKE DOCTORS is not responsible for the payment of any out-of-state taxes except as required by law.
2. THE LAKE DOCTORS agrees to install and/or repair within a minimum of fifteen (15) business days from the date of the executed Service Order. If service is needed within five (5) business days at the time of the executed Service Order, CUSTOMER will be subject to an additional rate. The offer contained herein is withdrawn and this Service Order shall have no further force effective thirty (30) days from the date of quotation.
3. Equipment/parts sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in pools or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient materials, or by other force majeure condition (whether or not of the same class or kind of those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS, at its expense, shall maintain the following insurance coverage: a) worker's compensation with statutory limits, b) automobile and watercraft liability, and c) comprehensive general liability, including products liability and completed operations. Customers requesting to be named as additional insured or requesting hold harmless statements may be billed an additional amount to cover the cost of providing such additional coverage. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
9. This Service Order is not assignable by either party.
10. Termination of Service Order in writing by CUSTOMER after initiation of Service Order will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
11. Quotations are made and orders accepted on a firm price basis provided CUSTOMER authorizes shipment and delivery within a period of ten (10) business days after execution of Service Order.
12. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating form, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
13. CUSTOMER warrants that he or she is authorized to execute the Service Order on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
14. THE LAKE DOCTORS reserve the right to impose a service charge of 1 ½ percent per month on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
15. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Service Order, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
16. *SHOP SUPPLY COSTS: We have added a charge equal to 10% of the parts and labor, not to exceed \$25.00 for misc. shop supplies, waste disposal, and environmental compliance. THE LAKE DOCTORS reserves the right to impose a fuel surcharge as may be necessary.
17. This Service Order constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
18. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Office
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

SERVICE ORDER

SALES REP. **MAB**

ACCOUNT/SITE LONG LAKE RANCH MULTI FOUNTAIN REPAIR 2022		ACCOUNT #729425
BILLING NAME		DATE 8-31-2022
BILLING ADDRESS 19037 LONG LAKE RANCH BLVD, LUTZ, FL 33558		COUNTY #51
CONTACT TISH DOBSON		PHONE #321-263-0132 EXT: 285
EMAIL ADDRESS tdobson@dpfgmc.com		Email Invoice: Y <input type="radio"/> N <input type="radio"/>
PO#	MANUFACTURER: AQM <input type="radio"/> AES <input type="radio"/> KAS <input type="radio"/> LF <input checked="" type="radio"/> OA <input type="radio"/> OTT <input type="radio"/> AQC <input type="radio"/> ARM <input type="radio"/> ODS <input type="radio"/>	

SERVICE REQUEST INSPECT FOUNTAINS FOR REPAIRS AND PROVIDE QUOTE FOR REPAIR.

ASSUMING CONDUIT IS VIABLE

NOTES FOUNTAIN REPAIR ESTIMATE.

TAX EXEMPT 90 DAY WARRANTY ON MOTORS/PUMPS

HYDRILLA CONTROL NEEDED TO BRING FOUNTAINS TO SHORLINE FOR REPAIR!

QTY	UNIT	DESCRIPTION	PRICE	EXTENDED
3	T-100	120V INTERMATIC TIMER	120.00	360.00
1	T-100	230V INTERMATIC TIMER	136.00	136.00
2		SPLICE KIT	100.00	200.00
2	15B700A1	3HP, 1SG, 4" PUMP	1,832.33	3,664.66
2	2247022604G	3HP, 1PH, 230V, 3 WIRE MOTOR	1,497.90	2,995.80
2	2823028110	3HP, 1PH, 230V, STARTER BOX	459.66	919.32
2		SQD HOM STYLE 30A, 2POLE, 230V, GFCI BREAKER	575.62	1,151.24
3		SQD HOM STYLE 20A, 1POLE, 120V, GFCI BREAKER	156.66	469.98
1	SEOO	375' UNDERWATER POWER CABLE 8-4	3,258.75	3,258.75
1	SEOO	400' UNDERWATER POWER CABLE 8-4	3,476.00	3,476.00

SERVICED BY: _____

SERVICE DATE: _____

WORK AUTHORIZED BY: _____

PARTS TOTAL	16,631.75
LABOR	1,200.00
MISC. CHARGES*	25.00
SUBTOTAL	17,856.75
0.00 % STATE SALES TAX	0.00
FREIGHT	250.00
TOTAL	18,106.75

CUSTOMER SIGNATURE _____

DATE _____

The terms and conditions appearing on the reverse side, form an integral part of this Service Order, and CUSTOMER hereby acknowledges that he/she has read and is familiar with the contents thereof.
Pricing is valid thirty (30) days from date of quotation.

Central Florida
(407) 327-1080
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Sarasota
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Jacksonville
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Largo
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1-888-668-5253

Ft. Myers
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1-800-444-5253

Navarre
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1-800-398-5253

South Carolina
(843) 873-1911

Ohio
(937) 433-2942
1-866-774-5253

Office Use Only: Emailed ☐ Faxed ☐ Date: _____

LD-IPDF3 7/18 R/O MAGIC 407-67-7414

Terms & Conditions

Service Order

1. A 50% deposit shall be due payable upon execution of this Service Order should the total cost be over \$1,000.00. The balance shall be payable upon installation, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Service Order. The CUSTOMER acknowledges that this service order is executed in the state in which THE LAKE DOCTORS office conducting the work resides and therefore THE LAKE DOCTORS is not responsible for the payment of any out-of-state taxes except as required by law.
2. THE LAKE DOCTORS agrees to install and/or repair within a minimum of fifteen (15) business days from the date of the executed Service Order. If service is needed within five (5) business days at the time of the executed Service Order, CUSTOMER will be subject to an additional rate. The offer contained herein is withdrawn and this Service Order shall have no further force effective thirty (30) days from the date of quotation.
3. Equipment/parts sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
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7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient materials, or by other force majeure condition (whether or not of the same class or kind of those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS, at its expense, shall maintain the following insurance coverage: a) worker's compensation with statutory limits, b) automobile and watercraft liability, and c) comprehensive general liability, including products liability and completed operations. Customers requesting to be named as additional insured or requesting hold harmless statements may be billed an additional amount to cover the cost of providing such additional coverage. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
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10. Termination of Service Order in writing by CUSTOMER after initiation of Service Order will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
11. Quotations are made and orders accepted on a firm price basis provided CUSTOMER authorizes shipment and delivery within a period of ten (10) business days after execution of Service Order.
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EXHIBIT 10



