

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

***Advanced Meeting Package***

***Regular Meeting***

***Thursday  
December 1, 2022  
6:00 p.m.***

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

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

# Long Lake Ranch Community Development District

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## Development Planning and Financing Group

[X] 250 International Parkway, Suite 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, December 1, 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.

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

Sincerely,

*Tish Dobson*

Tish Dobson  
District Manager

Cc: Attorney  
Engineer  
District Records

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

Date of Meeting: Thursday, December 1, 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. Office of Elected Supervisors & Form 1**

A. Seat 4 – William Pellan

B. Seat 5 – Darrell Thompson

C. Oath of Office

[Exhibit 1](#)

D. Acceptance or Waiver of Compensation

E. New Supervisor Information Sheet

[Exhibit 2](#)

F. Form 1

[Exhibit 3](#)

G. Review of Sunshine Law & Supervisor Duties

[Exhibit 4](#)

H. Consideration of Vote to Appoint Chair & Vice Chair

I. Consideration & Adoption of **Resolution 2023-03**, Designating Officers

[Exhibit 5](#)

**V. Staff Reports**

A. Landscaping & Irrigation

1. Presentation of Field Inspection Report & District Manager Report

[Exhibit 6](#)

B. Aquatic Services

1. Presentation of Aquatics Treatment Report

[Exhibit 7](#)

C. District Engineer

D. District Counsel

E. Clubhouse Manager

1. Presentation of Clubhouse Manager Report

[Exhibit 8](#)

**VI. Consent Agenda**

- A. Consideration of Minutes of the Board of Supervisors' Meetings Held on November 3, 2022 [Exhibit 9](#)
- B. Consideration of Unaudited October 2022 Financial Statements [Exhibit 10](#)
- C. Consideration of Operation and Maintenance Expenditures for October 2022 [Exhibit 11](#)

**VII. Business Items**

- A. Discussion of Clubhouse Staffing & Hours
- B. Discussion of Cell Towers [Exhibit 12](#)
- C. Discussion of Foxtail Guest Parking
- D. Discussion of Reserve Study Schedule [Exhibit 13](#)
- E. Consideration of Primrose Fence Repair Proposal Options [Exhibit 14](#)
1. Royce Bravo - \$1,542.78 – *previously presented*
  2. Fencing Life - \$1,330.86
- F. Consideration of Royce Bravo Fence Proposals [Exhibit 15](#)
1. Dog Park - \$16,833.98
  2. Walking Gates - \$3,561.21
    - a. Bridge PVC Tan Gates (2) - \$939.00
  3. Main Park Options
    - a. 4' Chain-link - \$45,788.19
    - b. 6' Chain-link - \$53,910.56
    - c. 4' Aluminum - \$49,098.01
    - d. 6' Aluminum - \$61,616.25
- G. Consideration of Site Masters Proposals [Exhibit 16](#)
1. Pedestrian Trail Drainage - \$24,500.00
  2. Slab for Maintenance Shed - \$14,280.00

**VIII. Supervisors Requests**

**IX. Audience Comments – New Business**

**X. Next Meeting Quorum Check: January 5<sup>th</sup>, 6:00 PM**

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

**XI. Adjournment**

# EXHIBIT 1

**LONG LAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

**ACKNOWLEDGMENT OF OATH BEING TAKEN**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing oath was administered before me this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, who personally appeared before me, and is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of \_\_\_\_\_ Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

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

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_

## EXHIBIT 2

***Long Lake Ranch***  
**A Community Development District**

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**NEW SUPERVISOR INFORMATION SHEET**

Please return completed forms to DPGF

DPFG Management & Consulting, LLC

Records Management

250 International Parkway, Suite 208

Lake Mary, FL 32746

**Phone: 321-263-0132, EXT-285**

**District Manager: Tish Dobson**

1) Name: \_\_\_\_\_

2) Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3) County of Residence \_\_\_\_\_

4) Phone or Cell \_\_\_\_\_

5) Email Address \_\_\_\_\_

6) Waive OR Accept Compensation of Statutorily Allowed \$200 per Meeting  
\_\_\_\_\_. If you have elected to receive compensation  
then please forward the attached payroll forms along with the New Supervisor  
Information Sheet.

**Payroll Information**

1) Date of Birth: \_\_\_\_\_

2) Drivers License Number: \_\_\_\_\_



## EXHIBIT 3

**FORM 1****STATEMENT OF  
FINANCIAL INTERESTS****2021**Please print or type your name, mailing  
address, agency name, and position below:**FOR OFFICE USE ONLY:**

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF ☐ CANDIDATE OR ☐ NEW EMPLOYEE OR APPOINTEE**\*\*\*\* THIS SECTION MUST BE COMPLETED \*\*\*\*****DISCLOSURE PERIOD:**

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2021.

**MANNER OF CALCULATING REPORTABLE INTERESTS:**

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

☐ **COMPARATIVE (PERCENTAGE) THRESHOLDS** OR ☐ **DOLLAR VALUE THRESHOLDS****PART A -- PRIMARY SOURCES OF INCOME** [Major sources of income to the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

**PART B -- SECONDARY SOURCES OF INCOME**[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

**PART C -- REAL PROPERTY** [Land, buildings owned by the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")


**You are not limited to the space on the  
lines on this form. Attach additional  
sheets, if necessary.****FILING INSTRUCTIONS** for when  
and where to file this form are  
located at the bottom of page 2.**INSTRUCTIONS** on who must file  
this form and how to fill it out  
begin on page 3.

**PART D — INTANGIBLE PERSONAL PROPERTY** [Stocks, bonds, certificates of deposit, etc. - See instructions]  
(If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

**PART E — LIABILITIES** [Major debts - See instructions]  
(If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

**PART F — INTERESTS IN SPECIFIED BUSINESSES** [Ownership or positions in certain types of businesses - See instructions]  
(If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

**PART G — TRAINING** For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

☐ **I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.**

**IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE** ☐

**SIGNATURE OF FILER:**

**Signature:**

\_\_\_\_\_

**Date Signed:**

\_\_\_\_\_

**CPA or ATTORNEY SIGNATURE ONLY**

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, \_\_\_\_\_, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: \_\_\_\_\_

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

**FILING INSTRUCTIONS:**

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

**Local officers/employees** file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

**State officers or specified state employees** who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

**Candidates** file this form together with their filing papers.

**MULTIPLE FILING UNNECESSARY:** A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

**WHEN TO FILE: Initially,** each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

**Candidates** must file at the same time they file their qualifying papers.

**Thereafter,** file by July 1 following each calendar year in which they hold their positions.

**Finally,** file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2021.

## NOTICE

**Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]**

**In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]**

## **WHO MUST FILE FORM 1:**

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county

or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

17) Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

## **INSTRUCTIONS FOR COMPLETING FORM 1:**

**INTRODUCTORY INFORMATION** (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: [www.ethics.state.fl.us](http://www.ethics.state.fl.us).

**NAME OF AGENCY:** The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

**DISCLOSURE PERIOD:** The "disclosure period" for your report is the calendar year ending December 31, 2021.

**OFFICE OR POSITION HELD OR SOUGHT:** The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

**PUBLIC RECORD:** The disclosure form and everything attached to it is a public record. Your social security number, bank account, debit, charge, and credit card numbers are not required and you should redact them from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written and notarized request.

## **MANNER OF CALCULATING REPORTABLE INTEREST**

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

### **IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY**

#### **PART A — PRIMARY SOURCES OF INCOME**

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

— If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

#### **PART B — SECONDARY SOURCES OF INCOME**

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable

or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

#### **PART C — REAL PROPERTY**

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

#### **PART D — INTANGIBLE PERSONAL PROPERTY**

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).



## PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

## PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies; utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

## PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

# IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

## PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and

bonds, list each individual company from which you derived more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

## PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

- (1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
- (2) You received more than 10% of your gross income from that business entity; **and,**
- (3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

## PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

## PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

## PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

## PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

## PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

## EXHIBIT 4



# FLORIDA COMMISSION ON ETHICS



## GUIDE to the SUNSHINE AMENDMENT and CODE of ETHICS for Public Officers and Employees

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**2022**

# State of Florida

## COMMISSION ON ETHICS

**Michelle Anchors**  
Fort Walton Beach

**Antonio Carvajal**  
Tallahassee

**Travis Cummings**  
Fleming Island

**Don Gaetz**  
Niceville

**Glenton “Glen” Gilzean, Jr.**  
Orlando

**John Grant**  
Tampa

**Joanne Leznoff**  
Fernandina Beach

**William “Willie” N. Meggs**  
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**Jim Waldman**  
Fort Lauderdale

**Kerrie Stillman**  
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P.O. Drawer 15709  
Tallahassee, FL 32317-5709  
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(850) 488-7864\*

\*Please direct all requests for information to this number.

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## **I. HISTORY OF FLORIDA’S ETHICS LAWS**

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida’s first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year “to serve as guardian of the standards of conduct” for public officials, state and local. Five of the Commission’s nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

In 2018, Florida’s Constitutional Revision Commission proposed, and the voters adopted, changes to Article II, Section 8. The earliest of the changes will take effect December 31, 2020, and will prohibit officials from abusing their position to obtain a disproportionate benefit for themselves or their spouse, child, or employer, or for a business with which the official contracts or is an officer, partner, director, sole proprietor, or in which the official owns an interest. Other changes made to the Constitution place restrictions on lobbying by certain officeholders and employees, and put additional limits on lobbying by former public officers and employees. These changes will become effective December 31, 2022.

## **II. ROLE OF THE COMMISSION ON ETHICS**

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

## **III. THE ETHICS LAWS**

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

## A. PROHIBITED ACTIONS OR CONDUCT

### 1. *Solicitation and Acceptance of Gifts*

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec. 112.3148, Fla. Stat.]

**However**, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

### 2. *Unauthorized Compensation*

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

### *3. Misuse of Public Position*

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

### *4. Abuse of Public Position*

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

### *5. Disclosure or Use of Certain Information*

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

### *6. Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly



were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

## **B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS**

### *1. Doing Business With One's Agency*

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

### *2. Conflicting Employment or Contractual Relationship*

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

*3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:*

(a) When the business is rotated among all qualified suppliers in a city or county.

(b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE:

Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

(c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

(d) When an emergency purchase must be made to protect the public health, safety, or welfare.

(e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

(f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.

(g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

(h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

(i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

(j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

#### *4. Additional Exemptions*

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

#### *5. Legislators Lobbying State Agencies*

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

#### *6. Employees Holding Office*

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

#### *7. Professional and Occupational Licensing Board Members*

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

#### *8. Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

#### *9. Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

#### *10. Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public

employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

### **C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES**

#### *1. Anti-Nepotism Law*

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

#### *2. Additional Restrictions*

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

### **D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS**

#### *1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers*

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

#### *2. Lobbying by Former State Employees*

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the

agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

(a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

(b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

**PENALTIES:** Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

### *3. Additional Restrictions on Former State Employees*

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

#### *4. Lobbying by Former Local Government Officers and Employees*

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

### **E. VOTING CONFLICTS OF INTEREST**

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of

community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

## **F. DISCLOSURES**

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

### **1. FORM 1 - Limited Financial Disclosure**

#### **Who Must File:**

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.



3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

- 5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
- 6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
- 7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

#### What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

#### When to File:

CANDIDATES for elected local office must file FORM 1 together with and at the same time they file their qualifying papers.

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

#### Where to File:

Each LOCAL OFFICER files FORM 1 with the Supervisor of Elections in the county in which he or she permanently resides.

A STATE OFFICER or SPECIFIED STATE EMPLOYEE files with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

## 2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

## 3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

### When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed **ONLY** when reportable representations were made during the quarter.

### Where To File:

LOCAL OFFICERS file with the Supervisor of Elections of the county in which they permanently reside.

STATE OFFICERS and SPECIFIED STATE EMPLOYEES file with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

#### 4. *FORM 6 - Full and Public Disclosure*

##### Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices in Jacksonville; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

##### What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

##### When and Where To File:

Incumbent officials must file FORM 6 annually by July 1 with the Commission on Ethics. CANDIDATES must file with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

Beginning January 1, 2022, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

#### 5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

#### 6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other than gifts

from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

**7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses**

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the

purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

#### 8. *FORM 30 - Donor's Quarterly Gift Disclosure*

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

#### 9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

## **IV. AVAILABILITY OF FORMS**

LOCAL OFFICERS and EMPLOYEES who must file FORM 1 annually will be sent the form by mail from the Supervisor of Elections in the county in which they permanently reside not later than JUNE 1 of each year. Newly elected and appointed officials or employees should contact the heads of their agencies for copies of the form or download it from [www.ethics.state.fl.us](http://www.ethics.state.fl.us), as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment. The Form 1 will be filed electronically with the Florida Commission on Ethics via the Electronic Financial Disclosure Management System (EFDMS), beginning in 2023.

Beginning January 1, 2022, ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Form 6 filers will receive an emailed invitation to register for EFDMS in March 2022. Filers requiring earlier access should contact the Commission to request an invitation. Filers must maintain an updated email address in their User Profile in EFDMS.

OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file Form 1 annually will be sent the forms by mail from the Florida Commission on Ethics by June 1, 2022. Newly elected and appointed officers and employees should contact the head of their agencies for copies of the form or download the form from [www.ethics.state.fl.us](http://www.ethics.state.fl.us), as should those persons who are required to file their final financial disclosure statement within 60 days of leaving office or employment.

## **V. PENALTIES**

### *A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics*

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

### *B. Penalties for Candidates*

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000, and triple the value of a gift received from a political committee.

### *C. Penalties for Former Officers and Employees*

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

### *D. Penalties for Lobbyists and Others*

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

### *E. Felony Convictions: Forfeiture of Retirement Benefits*

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

### *F. Automatic Penalties for Failure to File Annual Disclosure*

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]



## **VI. ADVISORY OPINIONS**

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

### *A. Who Can Request an Opinion*

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

### *B. How to Request an Opinion*

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

### *C. How to Obtain Published Opinions*

All of the Commission's opinions are available for viewing or download at its website:  
[www.ethics.state.fl.us](http://www.ethics.state.fl.us).

## **VII. COMPLAINTS**

### *A. Citizen Involvement*

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at

www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can obtain a complaint form (FORM 50), by contacting the Commission office at the address or phone number shown on the inside front cover of this booklet, or you can download it from the Commission's website:  
www.ethics.state.fl.us.

### *B. Referrals*

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

### *C. Confidentiality*

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

### *D. How the Complaint Process Works*

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

#### *E. Dismissal of Complaints At Any Stage of Disposition*

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

#### *F. Statute of Limitations*

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

## VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at [www.floridalobbyist.gov](http://www.floridalobbyist.gov). Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration  
Room G-68, Claude Pepper Building  
111 W. Madison Street  
Tallahassee, FL 32399-1425  
Phone: 850/922-4987

## IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed

information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

## **X. ADDITIONAL INFORMATION**

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at [www.ethics.state.fl.us](http://www.ethics.state.fl.us).

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

## **XI. TRAINING**

Constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies (CRAs) are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff. A comprehensive online training course addressing Florida's Code of Ethics, as well as Sunshine Law, and Public Records Act is available via a link on the Commission's homepage.

## EXHIBIT 5

**RESOLUTION 2023-03**

**A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, AND ASSISTANT SECRETARIES OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. \_\_\_\_\_ is appointed Chair.
2. \_\_\_\_\_ is appointed Vice Chair.
3. \_\_\_\_\_ is appointed Assistant Secretary.
4. \_\_\_\_\_ is appointed Assistant Secretary.
5. \_\_\_\_\_ is appointed Assistant Secretary.

This Resolution shall become effective immediately upon its adoption.

**Adopted this 1<sup>st</sup> day of December, 2022.**

**ATTEST:**

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair

## EXHIBIT 6





# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## Aquatics



**Pond and Lake Management:** GHS's management of the algae and invasive vegetation through mechanical and chemical application is effective. Hydrilla continues to plague the big lake. The small wetland buffer area just inside of Foxtail is not on the routine maintenance schedule, however, GHS will target the highly invasive vegetation.







# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## Landscape & Irrigation Maintenance



**Irrigation:** RedTree completed several repairs on the irrigation throughout the community and assisted Mainscape with the programming of the zones for Foxtail. Continual monitoring and documentation of repetitive repairs is encouraged.







# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

**Hedges:** The shaping and trimming of the various hedge lines is aesthetically pleasing. Recommend monitoring bare spots for signs of insects or the onset of fungal disease. Weeds continue to crop up in various locations where the shade is plentiful.







# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

**Mowing:** The Bahia is in the process of going dormant for the winter months with minimal growth. Continual weed control is needed.



**Bed Maintenance:** The cutback of the grasses and treatment for insects will encourage new growth in the upcoming months. Encourage continual treat of weeds through the winter months.







# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## Bed Maintenance. Continued.



## Observations & Recommendations



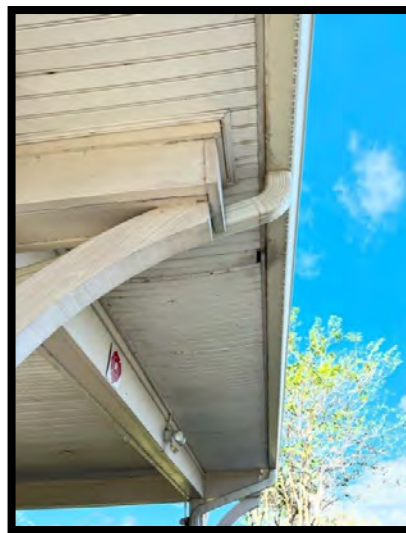
Fence line repairs were completed on the lift station across from the Basketball Court. New nets were installed on the hoops. Recommend repainting the backboards.







# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT



**Pavilions and Kiosks:** Recommend light pressure washing and repainting. Covering of the mailboxes is suggested as they may not be water proof.



**Pool Chemical Storage:** Recommend a cabinet that locks.

**Sidewalks:** Elevated sidewalks were identified, marked, and scheduled for remediation.





# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## District Manager Report

### Tish:

Vanguard Cleaning: Schedule a deep cleaning of the restrooms – **Completed – Scheduling a deep cleaning of the grout and then sealing by the staff.**

Secure additional repair proposals for the fountains – **Contacted Steadfast (declined) and Florida Fountains (interested)**

Send Sarah photos of the medians/right-of-way sod/landscaping – **Completed**

Assess hazardous sidewalk panels – **Marked with yellow paint & contacted Site Masters of Florida for repair**

Duke Energy Audit – **Scheduled for Tuesday, November 29<sup>th</sup>**

Mike to send alternative cell tower location & design options – **Sent directly to George Smith**

Send Resolution of Investment Guidelines to George Smith & Sarah Sandy – **Researching**

### Fencing:

- Invite representatives from Bravo & Fencing Life Fence to the December meeting – **Invited**
- Security and hardware removal & reassembly – **Bravo will remove**
- Samples of fence material – **Requested – Will bring to the December meeting**
- References & addresses so the Board can view projects – **Requested**

Submit proposal for 4-foot aluminum & vinyl fencing w/gates for walking bridge – **Requested**

Finn Outdoor submit proposal(s) / options for footpath drainage – **Requested**

Site Masters & Finn Outdoor to submit photos of projects completed as a reference to the proposals

Invite Site Masters & Finn Outdoor to the December meeting – **Site Masters of Florida will be in attendance. Finn Outdoor is reviewing the specs.**

### Property Pin:

- Ask Phil what it would cost to secure a proposal to install a pin at a not to exceed \$500.00 – **Install completed at \$300.00.**

Contact S. Namath regarding the parking concern and the Board's discussion – **Emailed Mr. Namath – Mr. Namath was not pleased with the response and asked for my Supervisor's contact information. I provided it to Mr. Namath.**

Secure pool furniture proposals – **In progress**

### January Agenda:

Submit a proposal for Long Lake Ranch median trees – **In progress**

### February 2023 Agenda:

Resubmit Long Lake Ranch Blvd. entrance sod replacement proposal


### April 2023 Agenda:

Resubmit utility vehicle proposal



## EXHIBIT 7



	GHS Environmental PO Box 55802 St. Petersburg, FL 33732-5802 727-432-2820		Project: Long Lake Ranch No. of Ponds: 26 (See Map On File)		Actions Required At Time of Inspection G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.) A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.) F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.) S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort) L = Treated Lilies (ie fragrant waterlily, spatterdock) T = Trash/debris removed * = See Note																							
	Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	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		T	
3/14/2022						T	T	T	T	T				T	T	T		T	T							T		
3/18/2022																												Construct carp barriers for Pond Nos. 10 and 30.
3/21/2022																												Install carp barriers for Pond Nos. 10 and 30.
3/23/2022																												Prepare and submit information to SWFWMD for grass carp approval.
3/24/2022																												Received approval from SWFWMD for grass carp stocking.
3/29/2022																												Prepared and submitted permit amendment to FWC to add Pond Nos. 10 and 30 for grass carp stocking.
4/8/2022	T	T	T	T	T	T					T	T	T				T				T	T	T	T	T		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		Field meeting with T. Dobson and B. Henman

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
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.
9/27/2022																											Drive thru to see if there was any noticable stormwater pond concerns regarding the possible approach of Hurricane Ian.
10/6/2022		T	T									T	T	T	T		T										
10/11/2022	T					T	T	T	T	T					T									T	T		Removed stumps and debris that accumulated from the hurricane on top of the control east of the Moorhen and Breynia intersection.
10/19/2022				T	T																T	T		T			
10/26/2022	*										T		*				T	T*	T			T					Phone coordination with T. Dobson on property updates/actions. Great results are being seen on the reduction of hydrilla in Pond Nos. 10 and 30 due to the introduction of grass carp at the full stocking rate. Based on these results, it is our recommendation to consider finish stocking the Big Lake at the full stocking rate. Only 1/2 stocking rate was previously approved by CDD. GHS will prepare a proposal for your consideration in the near future.
11/15/2022	T	T	T								T	T	T	T			T	T	T		T	T	T				
11/16/2022																											Field meeting with T. Dobson to review the northern tip of the wetland located north of Pond 20 (adjacent to Cornuta St.) to see if it was part of the wetland or sump.

## EXHIBIT 8

# Long Lake Ranch CDD

## Amenity Manager's Report

*Date of report: 11/23/2022*

*Submitted by: Doug Ruhlig*

### **Clubhouse & Amenities**

- Current camera system has been replaced.
- Only damage from storm was windscreens down, I have put them back up.
- Curb painting has begun
- Resident concern someone broke the seat off of the playground horse. Aaron and I removed it. Approx \$1450 to replace plus install.
- New computer purchased

## EXHIBIT 9

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, November 3, 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	Board Supervisor, Chairman
11 Heidi Clawson	Board Supervisor, Vice Chairwoman
12 John Twomey	Board Supervisor, Assistant Secretary
13 Jim Koford ( <i>via phone</i> )	Board Supervisor, Assistant Secretary
14 George Smith	Board Supervisor, Assistant Secretary

15 Also present were:

16 Tish Dobson	District Manager, DPFG Management & Consulting
17 Michelle Rigoni ( <i>via phone</i> )	District Counsel, Kutak Rock LLP
18 Doug Ruhlig	Amenity Manager
19 Robert Johnson	RedTree Landscaping
20 Pete Lucadano	RedTree Landscaping
21 Michael Murphy ( <i>via phone</i> )	Smartlink Group

22 *The following is a summary of the discussions and actions taken at the November 3, 2022 Long Lake Ranch*  
23 *CDD Board of Supervisors Regular Meeting.*

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

25 Mr. Pellan led all present in reciting the Pledge of Allegiance.

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

28 Prior to opening the floor to audience comments, Mr. Pellan led all present in reciting the Pledge  
29 of Allegiance.

30 An audience member thanked the CDD for completing mold cleanup.

31 An audience member noted that she was a member of the spirit committee and commented about  
32 having a Vesta staff member present for events. Discussion ensued regarding access for cleaning  
33 and locking up facilities, as well as specific policy language for private parties versus spirit  
34 committee events.

35 An audience member expressed appreciation for RedTree's recent work.

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

37 A. Landscaping & Irrigation

38 1. Exhibit 1: Presentation of Field Inspection & District Manager Report

39 Mr. Johnson gave an overview of the field report. Ms. Clawson asked about a tree by  
40 Nightshade which needed to be staked, and noted that another tree had had its stakes pulled  
41 away over time, which Mr. Johnson stated he could come out and take a look at. Additional

comments were made indicating that irrigation zones needed to be in working order before proceeding with sod installation.

2. Exhibit 2: RedTree Proposals (if any)

a. Landscape Enhancement – Tennis Court Street Side Hedge - \$3,750.00

Ms. Dobson and staff made comments on the moisture and heat levels of the side hedge location, with some suggestions being made for pulling mulch away from the plant crown and for conducting wet checks and deep root fertilizer applications. This item was tabled.

b. Landscape Enhancement – Weather Vane Island Renovation - \$2,850.00

The Board discussed conditions of other island renovations throughout the community, and noted that staff had indicated that this was ideal timing in the year for the proposed planting.

On a MOTION by Mr. Pellán, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board approved the RedTree Weather Vane Island Renovation proposal, in the amount of \$2,850.00, for the Long Lake Ranch Community Development District.

c. Landscape Enhancement – Various - \$42,241.50

Ms. Dobson explained that this proposal covered the traffic circle end caps and the end caps at Serenoa and Nightshade, renovation of Serenoa islands, and addressed the island at Bittern and the entrance to Foxtail. Discussion ensued regarding the budget line-item allocations and availability for the various proposed enhancements.

*(Mr. Koford joined the meeting in person at 6:35 p.m.)*

On a MOTION by Mr. Twomey, SECONDED by Mr. Pellán, WITH ALL IN FAVOR, the Board approved the RedTree Landscape Enhancement proposal, in the amount of \$42,241.50, for the Long Lake Ranch Community Development District.

Following the motion, Ms. Dobson addressed Supervisor questions about the footpath retaining wall cleanup, noting that this could be handled internally by staff rather than through separate proposals. Requests were made for staff to trim wax myrtle off of the wall along Peppergrass. Ms. Dobson additionally requested for staff to trim pine trees on CDD property which had branches hanging over a townhome on Ulmus Street. Discussion ensued regarding installation of trees along the center lane, with comments being made indicating that this had been proposed in the past, and other comments expressing concerns about how traffic visibility may be affected.

A revised proposal for installing cocoa mulch and pine mulch was presented by Ms. Dobson, with the cocoa mulch section in the amount of \$49,500, and pine in the amount of \$10,500.

On a MOTION by Ms. Clawson, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved the revised RedTree mulch installation proposal, in the total amount of \$60,000.00, for the Long Lake Ranch Community Development District.

Following the motion, the Board and Ms. Dobson discussed various options for trees to be installed along the median for Long Lake Ranch Boulevard, based on aesthetic qualities and costs. The Board requested for a proposal for median trees to be submitted for the January agenda.

**B. Aquatic Services**

**1. Exhibit 3: Presentation of Aquatics Treatment Report**

There were no comments on the aquatics treatment report.

**C. District Engineer**

The District Engineer was not present. Ms. Dobson stated that the District Engineer's work with her had been ongoing with Pasco County regarding the streetlights, noting that the matter was still under consideration. Ms. Dobson stated that she anticipated getting a response within two weeks.

**D. District Counsel**

Ms. Rigoni provided an update on the termination of the landscape maintenance license agreement with the County for Sunlake Boulevard, stating that while the termination notice had been drafted, the County attorney still had some questions regarding maintenance responsibility following termination, and that details were still being worked out. Ms. Rigoni advised that they anticipated sending the termination letter within the next month. In response to Supervisor questions regarding delays, Ms. Rigoni explained that there were questions regarding whether any improvements had been installed by the CDD in the area needing removal according to the termination terms.

**E. Clubhouse Manager**

**1. Exhibit 4: Presentation of Clubhouse Manager Report**

Mr. Ruhlig commented on planned storm preparations and provided information on a trip-and-fall incident on a sidewalk slab which had since been remediated. Ms. Dobson noted that the incident had been reported to Egis, and that she would be driving the community with Mr. Ruhlig regularly to document conditions of CDD sidewalks. Additional discussion ensued regarding community signage, and Ms. Dobson stated that pricing could be brought back for the Board's consideration.

**FIFTH ORDER OF BUSINESS – Consent Agenda**

A. Exhibit 5: Consideration of Minutes of the Board of Supervisors' Meeting Held on October 6, 2022

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

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

On a MOTION by Mr. Pellán, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board approved the consideration of all items of the Consent Agenda for the Long Lake Ranch Community Development District.

**SIXTH ORDER OF BUSINESS – Business Items**

A. Exhibit 8: Consideration of FY 2021 Audited Financial Statements Report

On a MOTION by Mr. Pellán, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board accepted the FY 2021 Audited Financial Statements Report, for the Long Lake Ranch Community Development District.

B. Exhibit 9: Consideration of Cell Tower Leasing Space



Mr. Murphy provided an overview of Smartlink's request for leasing a 50'x50' section of CDD land to build a cell tower. Discussion ensued regarding tower design plans. Ms. Rigoni explained that some initial consideration for the Board to think about is if the requested area is where bond proceeds paid for improvements, we will need to engage Bond Counsel for further discussion. Further, Ms. Rigoni noted that should the Board wish to move forward with it, additional research is necessary in order to determine whether this would affect the District's tax-exempt status of the property due to the private use. Multiple Supervisors expressed interest in being sent additional information. The Board requested for Mr. Murphy to send location options, and Mr. Murphy stated that he could additionally put together preliminary materials for consideration. Ms. Dobson clarified for District Counsel that the Board wished to hold off on involving legal services until this additional information was received and they made a decision whether or not to continue moving forward.

C. Exhibit 10: Consideration & Adoption of **Resolution 2023-01**, FY 2022 Budget Amendment

In response to Supervisor questions, Ms. Dobson clarified that budget amendments could not change the overall high watermark, but could change internal line items and adjust the dollar amounts therein.

On a MOTION by Mr. Smith, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board adopted **Resolution 2023-01**, FY 2022 Budget Amendment, for the Long Lake Ranch Community Development District.

D. Exhibit 11: Consideration & Adoption of **Resolution 2023-02**, FY 2023 Budget Amendment

Ms. Dobson explained that this amendment moved additional funding over to the CDD's capital reserves following the audit.

On a MOTION by Mr. Smith, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board adopted **Resolution 2023-02**, FY 2023 Budget Amendment, for the Long Lake Ranch Community Development District.

Following the motion, Ms. Rigoni explained investment guidelines that CDDs generally adopted via resolution, noting that public funds generally weren't derived to make revenue. Mr. Smith requested for a copy of the relevant resolution.

E. Exhibit 12: Consideration of Royce Bravo Primrose Fence Repair Proposal - \$1,542.78

Ms. Dobson noted that this proposal had been tabled from the previous month pending additional proposals, from alternate vendors, such as Fencing Life. Mr. Ruhlig stated that he would discuss with the vendors to get the updated proposals over. The Board additionally discussed the vendor recommendation for replacing chain links with aluminum panels. Suggestions were made for representatives from vendors to be present to field questions from the Board.

Prior to proceeding with Exhibit 13, the Board and Ms. Dobson discussed proposals from Site Masters to repair footpath drainage throughout the community that had not been included on the agenda. Ms. Dobson explained that the proposals were to construct flumes and surface drain systems behind areas of Long Lake Ranch Boulevard, and for additional surface drain systems behind 1950 to 1974 Nature View Drive, in the total amount of \$24,500. Following discussion, the Board requested for a competing proposal for consideration, and for representatives from both vendors to attend the next meeting to present and address questions from the Board. Ms. Dobson stated that she could get in contact with Finn Outdoor as an alternative company to consider.

F. Exhibit 13: Consideration of Property Pins Replacement – 1740 Fox Grape Loop

The Board discussed the property pin replacement needs with the resident, with the resident noting that the pin was needed for the surveyors to identify where their privacy fence had to be placed. Ms. Rigoni summarized discussions and research up to date. The resident advised that the estimated cost of replacing the pins based on his discussions with the surveying company ran at a few hundred dollars. Discussion ensued regarding engineer involvement.

On a MOTION by Mr. Koford, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board approved a contribution in an amount not to exceed \$500.00 for the reinstallation of the property pin on 1740 Fox Grape Loop, for the Long Lake Ranch Community Development District.

Following the motion, Ms. Dobson stated that she would work to get the proposals together and distribute them to the Board.

Ms. Dobson proceeded to discuss the District Manager's report with the Board. Mr. Twomey noted that he had received resident complaints about a vehicle parked overnight long-term in the handicap parking spot, noting that the vehicle had a handicap decal, but appeared to have been parked in the same location for a long period of time. The Board discussed previous methods of action with the towing company and what the District was authorized to do per Florida law. Ms. Dobson suggested that she could get in contact with Mr. Namath for the address of the owner of the vehicle for reporting purposes. Ms. Dobson and the Board additionally discussed restroom facility cleaning, windscreen repairs, and irrigation repairs. Mr. Smith asked about the status of overpayment refunds, and Ms. Dobson stated that she had asked previously for an email but had not yet received a response. Ms. Dobson noted that a second vendor for the concrete slab for the shed project had been identified as Finn Outdoors, and that a proposal would be forthcoming.

Ms. Clawson suggested that the Board discuss refreshing pool furniture, noting that the time of year made updating the furniture ideal. Ms. Dobson discussed the furniture replacement budget with the Board, and stated that this could be brought back with secured furniture proposals. Ms. Dobson additionally requested that members of the Board send her their respective wish lists for capital improvements, for further discussion and consideration in January. Ms. Dobson noted that her preference was for budget discussions to begin in January, and suggested that the Board could look into scheduling budget workshops starting February.

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

In response to a Supervisor question about the walking bridge repair, Mr. Ruhlig stated that there was one more board to cover, replacing two planks, and that he had contacted Jumbo for the paint and stain. Mr. Ruhlig also suggested that the conditions of the mushroom may necessitate bringing it in for powder coating rather than simply painting. Ms. Dobson suggested that this discussion and relevant proposals could be brought back for the December meeting, as this would require a pool closure and removal of the mushroom.

Mr. Twomey expressed concerns about the conditions of the carpet in the amenity center. Discussion ensued regarding concerns with alternate floor surfaces. Ms. Dobson suggested that she could acquire proposals for vinyl and tile surfaces.

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

There being none, the next item followed.

#### **NINTH ORDER OF BUSINESS – Next Meeting Quorum Check: December 1st, 6:00 PM**

Mr. Pellan and Ms. Clawson indicated that they would be in attendance at the next meeting scheduled for December 1<sup>st</sup>. Mr. Twomey stated that he would only be able to attend the meeting

208 remotely. Mr. Koford indicated that his presence as a Supervisor at the meeting would be dependent  
209 on the outcome of the election. Mr. Smith was not present for the quorum check.

210 **TENTH ORDER OF BUSINESS – Adjournment**

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

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

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

218 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
219 **meeting held on \_\_\_\_\_.**

220

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

221

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

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

222 **Title:**   ☐ **Secretary**   ☐ **Assistant Secretary**

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

## EXHIBIT 10

# Long Lake Ranch Community Development District

Financial Statements  
(Unaudited)

Preliminary

October 31, 2022

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

	General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
1 <b><u>ASSETS</u></b>						
2 OPERATING ACCOUNT - BU	\$ 247,623	\$ -	\$ -	\$ -	\$ -	\$ 247,623
3 DEBIT CARD ACCOUNT	-	-	-	-	-	-
4 MONEY MARKET ACCOUNT - BU	-	907,166	-	-	-	907,166
5 RESERVE ACCOUNT - BU	-	95,543	-	-	-	95,543
6 INVESTMENTS:						-
7 TRUST - REVENUE ACCT	-	-	186,394	111,747	75,856	373,996
8 TRUST - RESERVE ACCT	-	-	318,994	117,969	96,531	533,494
9 TRUST - PREPAYMENT	-	-	281	-	16,626	16,907
10 ACCOUNTS RECEIVABLE	-	-	-	-	-	-
11 ASSESSMENTS RECEIVABLE - ON ROLL	1,165,951	222,628	318,630	235,900	192,268	2,135,378
12 DUE FROM OTHER FUNDS	11,825	-	-	-	-	11,825
13 PREPAID EXPENSES	2,891	-	-	-	-	2,891
14 DEPOSITS	42,903	-	-	-	-	42,903
15 <b><u>TOTAL ASSETS</u></b>	<b>\$ 1,471,193</b>	<b>\$ 1,225,338</b>	<b>\$ 824,299</b>	<b>\$ 465,616</b>	<b>\$ 381,281</b>	<b>\$ 4,367,727</b>
16 <b><u>LIABILITIES</u></b>						
17 ACCOUNTS PAYABLE	\$ 19,458	\$ 1,443	\$ -	\$ -	\$ -	\$ 20,901
18 SALES TAX	3	-	-	-	-	3
19 ACCRUED EXPENSES	-	-	-	-	-	-
20 DEFERRED REVENUE - ON-ROLL	1,165,951	222,628	318,630	235,900	192,268	2,135,378
21 DUE TO OTHER FUNDS	-	11,825	-	-	-	11,825
22 <b><u>TOTAL LIABILITIES</u></b>	<b>1,185,413</b>	<b>235,896</b>	<b>318,630</b>	<b>235,900</b>	<b>192,268</b>	<b>2,168,106</b>
23 <b><u>FUND BALANCE</u></b>						
24 NONSPENDABLE						
25 PREPAID & DEPOSITS	45,794	-	-	-	-	45,794
26 OPERATING CAPITAL	201,740	-	-	-	-	201,740
27 CAPITAL RESERVES	-	-	-	-	-	-
28 UNASSIGNED	38,247	989,442	505,669	229,715	189,013	1,952,086
29 <b><u>TOTAL FUND BALANCE</u></b>	<b>285,781</b>	<b>989,442</b>	<b>505,669</b>	<b>229,715</b>	<b>189,013</b>	<b>2,199,620</b>
30 <b><u>TOTAL LIABILITIES &amp; FUND BALANCE</u></b>	<b>\$ 1,471,193</b>	<b>\$ 1,225,338</b>	<b>\$ 824,299</b>	<b>\$ 465,616</b>	<b>\$ 381,281</b>	<b>\$ 4,367,727</b>

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2021 through October 31, 2022**

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Month of October</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>1 REVENUE</b>					
<b>2 ASSESSMENTS LEVIED</b>					
3 ASSESSMENTS LEVIED (NET ON-ROLL)	\$ 1,165,951	\$ -	\$ -	\$ (1,165,951)	0%
<b>4 ADDITIONAL REVENUE</b>					
5 TENNIS	1,440	-	-	(1,440)	0%
6 ROOM RENTALS	150	-	-	(150)	0%
7 INTEREST	125	334	334	209	267%
8 MISC. REVENUE	-	800	800	800	
9 FUND BALANCE FORWARD (removed)	-	-	-	-	
<b>10 TOTAL REVENUE</b>	<b>1,167,666</b>	<b>1,134</b>	<b>1,134</b>	<b>(1,166,533)</b>	<b>0%</b>
<b>11 EXPENDITURES</b>					
<b>12 ADMINISTRATIVE</b>					
13 SUPERVISORS - REGULAR MEETINGS	9,600	600	600	(9,000)	6%
14 SUPERVISORS - WORKSHOPS	800	-	-	(800)	0%
15 PAYROLL TAXES (BOS)	734	46	46	(689)	6%
16 PAYROLL SERVICES FEES	600	50	50	(550)	8%
17 DISTRICT MANAGEMENT	20,000	1,667	1,667	(18,333)	8%
18 ADMINISTRATIVE	11,000	917	917	(10,083)	8%
19 ACCOUNTING	11,000	917	917	(10,083)	8%
20 ASSESSMENT ROLL PREPERATION	5,000	417	417	(4,583)	8%
21 DISSEMINATION AGENT	3,000	3,000	3,000	-	100%
22 MEETING OVERAGES	-	-	-	-	
23 DISTRICT COUNSEL	32,000	3,092	3,092	(28,909)	10%
24 DISTRICT ENGINEER	13,500	298	298	(13,203)	2%
25 ARBITRAGE REBATE CALCULATION	1,300	-	-	(1,300)	0%
26 TRUSTEE FEES	11,152	-	-	(11,152)	0%
27 BANK FEES	150	-	-	(150)	0%
28 AUDITING	6,000	-	-	(6,000)	0%
29 REGULATORY PERMITS AND FEES	175	175	175	-	100%
30 PROPERTY TAXES	250	189	189	(61)	76%
31 LEGAL ADVERTISING	1,500	-	-	(1,500)	0%
32 WEBSITE HOSTING	1,600	1,538	1,538	(63)	96%
33 MISC. SERVICE	-	-	-	-	
<b>34 TOTAL ADMINISTRATIVE</b>	<b>129,361</b>	<b>12,903</b>	<b>12,903</b>	<b>(116,459)</b>	<b>10%</b>
<b>35 INSURANCE</b>					
36 GENERAL LIABILITY INSURANCE	6,674	-	-	(6,674)	0%
37 PROPERTY INSURANCE	15,954	20,564	20,564	4,610	129%
<b>38 TOTAL INSURANCE</b>	<b>22,628</b>	<b>20,564</b>	<b>20,564</b>	<b>(2,064)</b>	<b>91%</b>
<b>39 UTILITIES</b>					
40 UTILITIES - ELECTRICITY	100,847	14,202	14,202	(86,645)	14%
41 UTILITIES - STREETLIGHTS	183,540	337	337	(183,203)	0%
42 UTILITIES - WATER/SEWER	37,950	763	763	(37,187)	2%
43 UTILITIES - SOLID WASTE REMOVAL	1,104	174	174	(930)	16%
<b>44 TOTAL UTILITIES</b>	<b>323,441</b>	<b>15,476</b>	<b>15,476</b>	<b>(307,965)</b>	<b>5%</b>

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2021 through October 31, 2022**

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Month of October</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>45 SECURITY</b>					
46 SECURITY MONITORING SERVICES	-	-	-	-	
47 SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT)	5,000	650	650	(4,350)	13%
<b>48 TOTAL SECURITY</b>	<b>5,000</b>	<b>650</b>	<b>650</b>	<b>(4,350)</b>	<b>13%</b>
<b>49 PHYSICAL ENVIRONMENT</b>					
50 FIELD SERVICES	5,051	421	421	(4,630)	8%
51 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	3,500	-	-	(3,500)	0%
52 AQUATIC MAINTENANCE	29,520	4,920	4,920	(24,600)	17%
53 MITIGATION AREA MONITORING & MAINTENANCE	3,100	-	-	(3,100)	0%
54 AQUATIC PLANT REPLACEMENT	2,500	-	-	(2,500)	0%
55 STORMWATER SYSTEM MAINTENANCE	500	-	-	(500)	0%
56 MIDGE FLY TREATMENTS	-	-	-	-	
57 FISH STOCKING	11,100	-	-	(11,100)	0%
58 LAKE & POND MAINTENANCE	2,000	-	-	(2,000)	0%
59 ENTRY & WALLS MAINTENANCE	5,500	-	-	(5,500)	0%
60 LANDSCAPE MAINTENANCE - CONTRACT	183,982	13,675	13,675	(170,307)	7%
61 LANDSCAPE REPLACEMENT MULCH	70,000	-	-	(70,000)	0%
62 LANDSCAPE REPLACEMENT ANNUALS	24,000	7,272	7,272	(16,728)	30%
63 LANDSCAPE REPLACEMENT PLANTS & SHRUBS	45,000	-	-	(45,000)	0%
64 TREE TRIMMING & MAINTENANCE	16,000	-	-	(16,000)	0%
65 OTHER LANDSCAPE -FIRE ANT TREAT	4,500	-	-	(4,500)	0%
66 IRRIGATION REPAIRS & MAINTENANCE	6,000	-	-	(6,000)	0%
67 DECORATIVE LIGHT MAINTENANCE	9,050	4,000	4,000	(5,050)	44%
68 FIELD CONTINGENCY	22,000	1,200	1,200	(20,800)	5%
<b>69 TOTAL PHYSICAL ENVIRONMENT</b>	<b>443,303</b>	<b>31,488</b>	<b>31,488</b>	<b>(411,815)</b>	<b>7%</b>
<b>70 ROAD &amp; STREET FACILITIES</b>					
71 SIDEWALK REPAIR & MAINTENANCE	1,000	-	-	(1,000)	0%
72 ROADWAY REPAIR & MAINTENANCE	1,000	-	-	(1,000)	0%
73 SIGNAGE REPAIR & REPLACEMENT	2,500	-	-	(2,500)	0%
<b>74 TOTAL ROAD &amp; STREET FACILITIES</b>	<b>4,500</b>	<b>-</b>	<b>-</b>	<b>(4,500)</b>	<b>0%</b>
<b>75 PARKS AND RECREATION</b>					
76 CLUBHOUSE MANAGEMENT	126,928	7,311	7,311	(119,617)	6%
77 POOL MAINTENANCE - CONTRACT	27,780	2,315	2,315	(25,465)	8%
78 DOG WASTE STATION SUPPLIES	5,460	-	-	(5,460)	0%
79 MAINTENANCE & REPAIR	21,000	2,182	2,182	(18,818)	10%
80 OFFICE SUPPLIES	500	41	41	(459)	8%
81 FURNITURE REPAIR/REPLACEMENT	1,500	-	-	(1,500)	0%
82 POOL REPAIRS	1,500	-	-	(1,500)	0%
83 POOL PERMITS	1,000	-	-	(1,000)	0%
84 COMMUNICATIONS (TEL, FAX, INTERNET )	8,090	162	162	(7,928)	2%
85 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	2,000	-	-	(2,000)	0%
86 COMPUTER SUPPORT MAINTENANCE & REPAIR	1,000	-	-	(1,000)	0%
87 PLAYGROUND EQUIPMENT & MAINTENANCE	1,000	-	-	(1,000)	0%
88 ATHLETIC/PARK & COURT/FIELD REPAIRS	5,000	174	174	(4,826)	3%
89 PEST CONTROL	2,460	-	-	(2,460)	0%
90 CLUBHOUSE SUPPLIES	2,500	-	-	(2,500)	0%
<b>91 TOTAL PARKS AND RECREATION</b>	<b>207,718</b>	<b>12,185</b>	<b>12,185</b>	<b>(195,533)</b>	<b>6%</b>



**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2021 through October 31, 2022**

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Month of October</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
92 <b>PROJECT BUDGET</b>					
93 PRESSURE WASHING	30,000	-	-	(30,000)	0%
94 CAPITAL OUTLAY	-	-	-	-	
95 <b>TOTAL PROJECT BUDGET</b>	<b>30,000</b>	<b>-</b>	<b>-</b>	<b>(30,000)</b>	<b>0%</b>
96 <b>TOTAL EXPENDITURES</b>	<b>1,165,951</b>	<b>93,266</b>	<b>93,266</b>	<b>(1,072,685)</b>	<b>8%</b>
97 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,715</b>	<b>(92,132)</b>	<b>(92,132)</b>	<b>(93,847)</b>	
98 <b>OTHER FINANCING SOURCES &amp; USES</b>					
99 TRANSFERS IN	-	-	-	-	
100 TRANSFERS OUT	-	-	(95,877)	(95,877)	
101 <b>TOTAL OTHER FINANCING RESOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>(95,877)</b>	<b>(95,877)</b>	
102 FUND BALANCE - BEGINNING - UNAUDITED	300,047		473,791	173,744	
103 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>301,762</b>		<b>285,781</b>	<b>(15,981)</b>	
104 <b>ANALYSIS OF FUND BALANCE</b>					
105 NON SPENDABLE DEPOSITS					
106 PREPAID & DEPOSITS	-		45,794		
107 CAPITAL RESERVES			-		
108 OPERATING CAPITAL	194,325		201,740		
109 UNASSIGNED	107,437		38,247		
110 <b>TOTAL FUND BALANCE</b>	<b>\$ 301,762</b>	<b>\$ -</b>	<b>\$ 285,781</b>		

**Long Lake Ranch CDD**  
**Capital Reserve Fund (CRF)**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2021 through October 31, 2022**

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 222,628	\$ -	\$ (222,628)
3 INTEREST & MISCELLANEOUS	-	-	-
<b>4 TOTAL REVENUE</b>	<b>222,628</b>	<b>-</b>	<b>(222,628)</b>
<b>5 EXPENDITURES</b>			
6 CAPITAL IMPROVEMENT PLAN (CIP)	92,276	13,268	(79,009)
7 CONTINGENCY	9,228	-	(9,228)
<b>8 TOTAL EXPENDITURES</b>	<b>101,504</b>	<b>13,268</b>	<b>(88,236)</b>
<b>9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>121,124</b>	<b>(13,268)</b>	<b>(134,392)</b>
<b>10 OTHER FINANCING SOURCES &amp; USES</b>			
11 TRANSFER IN	-	95,877	
12 TRANSFER OUT	-	-	
<b>13 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>95,877</b>	<b>95,877</b>
14 FUND BALANCE - BEGINNING	901,029	906,832	<b>5,803</b>
15 NET CHANGE IN FUND BALANCE	121,124	82,610	(38,514)
<b>16 FUND BALANCE - ENDING</b>	<b>\$ 1,022,153</b>	<b>\$ 989,442</b>	<b>\$ (32,711)</b>
<b>17 ANALYSIS OF FUND BALANCE</b>			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	772,153	-	
20 WORKING CAPITAL	250,000	-	
21 UNASSIGNED	-	989,442	
<b>22 FUND BALANCE - ENDING</b>	<b>\$ 1,022,153</b>	<b>\$ 989,442</b>	

**Long Lake Ranch CDD**  
**Debt Service Fund - Series 2014**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2021 through October 31, 2022**

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 318,994	\$ -	\$ (318,994)
3 INTEREST REVENUE	-	822	822
<b>4 TOTAL REVENUE</b>	<b>318,994</b>	<b>822</b>	<b>(318,172)</b>
<b>5 EXPENDITURES</b>			
6 INTEREST EXPENSE			
7 November 1, 2022	-	-	-
8 May 1, 2023	115,763	-	(115,763)
9 November 1, 2023	113,231	-	(113,231)
10 PRINCIPAL RETIREMENT			-
11 May 1, 2023	90,000	-	(90,000)
<b>12 TOTAL EXPENDITURES</b>	<b>318,994</b>	<b>-</b>	<b>(318,994)</b>
<b>13 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>-</b>	<b>822</b>	<b>822</b>
<b>14 OTHER FINANCING SOURCES (USES)</b>			
15 TRANSFER IN	-	-	-
16 TRANSFER OUT	-	-	-
<b>17 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
18 FUND BALANCE - BEGINNING	504,847	504,847	-
<b>19 FUND BALANCE - ENDING</b>	<b>\$ 504,847</b>	<b>\$ 505,669</b>	<b>\$ 822</b>

**Long Lake Ranch CDD**  
**Debt Service Fund- Series 2015**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2021 through October 31, 2022**

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ -	\$ (235,938)
3 INTEREST REVENUE	-	1	1
<b>4 TOTAL REVENUE</b>	<b>235,938</b>	<b>1</b>	<b>(235,937)</b>
<b>5 EXPENDITURES</b>			
6 INTEREST EXPENSE			
7 November 1, 2022	-	-	-
8 May 1, 2023	88,119	-	(88,119)
9 November 1, 2023	86,319	-	(86,319)
10 PRINCIPAL RETIREMENT			-
11 May 1, 2023	60,000	-	(60,000)
<b>12 TOTAL EXPENDITURES</b>	<b>234,438</b>	<b>-</b>	<b>(234,438)</b>
<b>13 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>1,500</b>	<b>1</b>	<b>(1,499)</b>
<b>14 OTHER FINANCING SOURCES (USES)</b>			
15 TRANSFER IN	-	-	-
16 TRANSFER OUT	-	-	-
<b>17 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
18 FUND BALANCE - BEGINNING	229,714	229,714	-
<b>19 FUND BALANCE - ENDING</b>	<b>\$ 231,214</b>	<b>\$ 229,715</b>	<b>\$ (1,499)</b>

**Long Lake Ranch CDD**  
**Debt Service Fund- Series 2016**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2021 through October 31, 2022**

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 192,869	\$ -	\$ (192,869)
3 INTEREST REVENUE	-	232	232
<b>4 TOTAL REVENUE</b>	<b>192,869</b>	<b>232</b>	<b>(192,637)</b>
<b>5 EXPENDITURES</b>			
6 INTEREST EXPENSE			
7 November 1, 2022	-	-	-
8 May 1, 2023	63,434	-	(63,434)
9 November 1, 2023	62,134	-	(62,134)
10 PRINCIPAL RETIREMENT			-
11 May 1, 2023	65,000	-	(65,000)
<b>12 TOTAL EXPENDITURES</b>	<b>190,569</b>	<b>-</b>	<b>(190,569)</b>
<b>13 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>2,300</b>	<b>232</b>	<b>(2,068)</b>
<b>14 OTHER FINANCING SOURCES (USES)</b>			
15 TRANSFER IN	-	-	-
16 TRANSFER OUT	-	-	-
<b>17 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
18 FUND BALANCE - BEGINNING	188,781	188,781	-
<b>19 FUND BALANCE - ENDING</b>	<b>\$ 191,081</b>	<b>\$ 189,013</b>	<b>\$ (2,068)</b>

# **Long Lake Ranch CDD** **Check Register - FY2023**

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
<b>09/30/2022</b>		<b>EOY Balance</b>				<b>359,517.34</b>
10/01/2022	1461	Egis Insurance & Risk Advisors	Insurance FY 10/1/22 - 10/1/23 Policy # 100122769		20,564.00	338,953.34
10/03/2022	01ACH100322	Duke Energy	Summary Bill - Sept 2022		14,691.39	324,261.95
10/04/2022	100044	County Sanitation	Invoice: 100322-6755 (Reference: 19037 Long Lake Ranch Blvd. )		87.21	324,174.74
10/04/2022	100045	Innersync	Invoice: 20770 (Reference: Outgoing PDF Accessibility and Website Services. )		1,537.50	322,637.24
10/04/2022	100046	Vesta Property Services, Inc.	Invoice: 401900 (Reference: Oct Management Services fees. )		8,979.23	313,658.01
10/06/2022	100047	County Sanitation	Invoice: 2A127846 (Reference: 19037 Long Lake Ranch- Trash Removal. )		87.21	313,570.80
10/06/2022	100048	Johnson Engineering, Inc.	Invoice: 34 (Reference: Professional Personnel 9.11. ) Invoice: 4 (Reference: Professional Ser..		742.50	312,828.30
10/06/2022	100049	RedTree Landscape Systems	Invoice: 11549 (Reference: Monthly Grounds Maintenance. ) Invoice: 11461 (Reference: Repla		15,892.50	296,935.80
10/06/2022	100050	Vesta Property Services	Invoice: WC0129 (Reference: Replaced 2 pool ladder treads at main pool. ) Invoice: WC0142 (		420.00	296,515.80
10/06/2022	100051	A Total Solution, Inc.	Invoice: 0000164442 (Reference: Replaced check Valve #2. )		1,358.81	295,156.99
10/11/2022	ACH1101122	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 08/08-09/08/22		70.74	295,086.25
10/11/2022	100052	DCSI, Inc " Security & Sound"	Invoice: 30016 (Reference: access control. )		11,825.00	283,261.25
10/11/2022	100053	Florida Field Services Group, LLC	Invoice: 678 (Reference: 50% deposit - reinstallation of holiday lighting. )		4,000.00	279,261.25
10/11/2022	100054	RedTree Landscape Systems	Invoice: 11444 (Reference: Landscape construction- remove dead/ declining cypress trees. )		3,920.00	275,341.25
10/11/2022	100055	DCSI, Inc " Security & Sound"	Invoice: 29998 (Reference: Access/ Gate Service. )		125.00	275,216.25
10/11/2022	100056	GHS LLC	Invoice: 2022-489 (Reference: Aquatic Maintenance Program. )		2,460.00	272,756.25
10/12/2022	101222ACH1	Frontier	Phone and Internet - 9/15-10/14		100.99	272,655.26
10/12/2022	101222ACH2	Frontier	Phone and Internet - 09/15-10/14/22		163.40	272,491.86
10/12/2022	ACH101222	Duke Energy	000 Sunlake Blvd Lite 08/17-9/16		336.94	272,154.92
10/14/2022	100057	DCSI, Inc " Security & Sound"	Invoice: 29991 (Reference: Access Cards. )		525.00	271,629.92
10/14/2022	101422ACH3	Engage PEO	BOS MTG 10/6/22		141.80	271,488.12
10/14/2022	101422ACH2	George Smith, Jr	BOS MTG 10/6/22		184.70	271,303.42
10/14/2022	101422ACH1	Jim Kofoer	BOS MTG 10/6/22		184.70	271,118.72
10/14/2022	23	William Pellam	BOS MTG 10/6/22		184.70	270,934.02
10/18/2022	ACH 101822	Florida Department of Revenue	Sales Tax 3rd Qt 2022		188.81	270,745.21
10/20/2022			Deposit	800.00		271,545.21
10/22/2022	ACH 102222	Credit Card Purchases			1,100.17	270,445.04
10/24/2022	102422ACH1	Pasco County Utilities Services Branch	Reference: 0 Community center 8/19-9/20		529.91	269,915.13
10/24/2022	102422ACH2	Pasco County Utilities Services Branch	Reference: 18981 Long Lake Ranch blvd 8/19-9/20		161.07	269,754.06
10/24/2022			Funds Transfer	8.66		269,762.72
10/26/2022	100058	DPMG M&C	Invoice: 403544 (Reference: Dissemination agent. ) Invoice: 403514 (Reference: Oct Managem		7,337.58	262,425.14
10/26/2022	100059	Kutak Rock LLP	Invoice: 3125416 (Reference: Professional Services Rendered. ) Invoice: 3125413 (Reference: I		3,091.50	259,333.64
10/26/2022	100060	Vesta Property Services	Invoice: 403571 (Reference: Monthly pool services. ) Invoice: 403621 (Reference: Oct Manage		11,710.90	247,622.74
<b>10/31/2022</b>		<b>EOM Balance</b>		<b>808.66</b>	<b>112,703.26</b>	<b>247,622.74</b>

## EXHIBIT 11

10:39 AM

11/16/22

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

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	10122...	10/12/2022	Frontier		1101000 · Cash- Op...		-100.99
Bill	81394...	09/15/2022			1580080 · Communi...	-100.99	100.99
TOTAL						-100.99	100.99
Bill Pmt -Check	10142...	10/14/2022	Jim Kofo		1101000 · Cash- Op...		-184.70
Bill	202212	10/14/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	10242...	10/24/2022	Pasco County Utilit...		1101000 · Cash- Op...		-529.91
Bill	17305...	10/04/2022			1540020 · Utilities - ...	-529.91	529.91
TOTAL						-529.91	529.91
Bill Pmt -Check	10122...	10/12/2022	Frontier		1101000 · Cash- Op...		-163.40
Bill	81340...	09/15/2022			1580080 · Communi...	-163.40	163.40
TOTAL						-163.40	163.40
Bill Pmt -Check	10142...	10/14/2022	George Smith, Jr		1101000 · Cash- Op...		-184.70
Bill	202212	10/14/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	10242...	10/24/2022	Pasco County Utilit...		1101000 · Cash- Op...		-161.07
Bill	17305...	10/04/2022			1540020 · Utilities - ...	-161.07	161.07
TOTAL						-161.07	161.07
Bill Pmt -Check	10142...	10/14/2022	Engage PEO		1101000 · Cash- Op...		-141.80
Bill	096777	10/14/2022			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



10:39 AM

11/16/22

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

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	23	10/14/2022	William Pellan		1101000 · Cash- Op...		-184.70
Bill	202212	10/14/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1461	10/01/2022	Egis Insurance & R...		1101000 · Cash- Op...		-20,564.00
Bill	16797	10/01/2022			1520010 · Insurance...	-20,564.00	20,564.00
TOTAL						-20,564.00	20,564.00
Bill Pmt -Check	1462	10/10/2022	Duke Energy		1101000 · Cash- Op...		0.00
TOTAL						0.00	0.00
Bill Pmt -Check	100044	10/04/2022	County Sanitation		1101000 · Cash- Op...		-87.21
Bill	10032...	10/03/2022			1540030 · Solid Wa...	-87.21	87.21
TOTAL						-87.21	87.21
Bill Pmt -Check	100045	10/04/2022	Innersync		1101000 · Cash- Op...		-1,537.50
Bill	20770	10/01/2022			1510150 · Tech Ser...	-1,537.50	1,537.50
TOTAL						-1,537.50	1,537.50
Bill Pmt -Check	100046	10/04/2022	Vesta Property Ser...		1101000 · Cash- Op...		-8,979.23
Bill	401900	10/01/2022			1580060 · Pool Rep...	-1,668.00	1,668.00
					1580000 · Clubhous...	-7,311.23	7,311.23
TOTAL						-8,979.23	8,979.23
Bill Pmt -Check	100047	10/06/2022	County Sanitation		1101000 · Cash- Op...		-87.21
Bill	2A127...	10/01/2022			1540030 · Solid Wa...	-87.21	87.21
TOTAL						-87.21	87.21

10:39 AM

11/16/22

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

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>100048</b>	<b>10/06/2022</b>	<b>Johnson Engineeri...</b>		<b>1101000 · Cash- Op...</b>		<b>-742.50</b>
Bill	34	09/23/2022			1510140 · Engineeri...	-552.50	552.50
Bill	4	09/23/2022			1510140 · Engineeri...	-190.00	190.00
TOTAL						-742.50	742.50
<b>Bill Pmt -Check</b>	<b>100049</b>	<b>10/06/2022</b>	<b>RedTree Landscap...</b>		<b>1101000 · Cash- Op...</b>		<b>-15,892.50</b>
Bill	11461	09/26/2022			1560150 · Irrigation ...	-2,217.50	2,217.50
Bill	11549	10/01/2022			1560100 · Landscap...	-13,675.00	13,675.00
TOTAL						-15,892.50	15,892.50
<b>Bill Pmt -Check</b>	<b>100050</b>	<b>10/06/2022</b>	<b>Vesta Property Ser...</b>		<b>1101000 · Cash- Op...</b>		<b>-420.00</b>
Bill	WC01...	09/22/2022			1580060 · Pool Rep...	-300.00	300.00
Bill	WC01...	09/30/2022			1580060 · Pool Rep...	-120.00	120.00
TOTAL						-420.00	420.00
<b>Bill Pmt -Check</b>	<b>100051</b>	<b>10/06/2022</b>	<b>A Total Solution, Inc.</b>		<b>1101000 · Cash- Op...</b>		<b>-1,358.81</b>
Bill	00001...	09/09/2022			1580010 · Clubhous...	-1,358.81	1,358.81
TOTAL						-1,358.81	1,358.81
<b>Bill Pmt -Check</b>	<b>100052</b>	<b>10/11/2022</b>	<b>DCSI, Inc " Securit...</b>		<b>1101000 · Cash- Op...</b>		<b>-11,825.00</b>
Bill	30016	10/07/2022			1190000 · Capital I...	-11,825.00	11,825.00
TOTAL						-11,825.00	11,825.00
<b>Bill Pmt -Check</b>	<b>100053</b>	<b>10/11/2022</b>	<b>Florida Field Servi...</b>		<b>1101000 · Cash- Op...</b>		<b>-4,000.00</b>
Bill	678	10/06/2022			1560160 · Decorativ...	-4,000.00	4,000.00
TOTAL						-4,000.00	4,000.00

10:39 AM  
11/16/22

Long Lake Ranch CDD  
Check Detail  
October 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100054	10/11/2022	RedTree Landscap...		1101000 · Cash- Op...		-3,920.00
Bill	11444	09/23/2022			1560130 · Landscap...	-3,920.00	3,920.00
TOTAL						-3,920.00	3,920.00
Bill Pmt -Check	100055	10/11/2022	DCSI, Inc " Securit...		1101000 · Cash- Op...		-125.00
Bill	29998	10/05/2022			1550010 · Security ...	-125.00	125.00
TOTAL						-125.00	125.00
Bill Pmt -Check	100056	10/11/2022	GHS LLC		1101000 · Cash- Op...		-2,460.00
Bill	2022-...	10/04/2022			1560020 · Aquatic M...	-2,460.00	2,460.00
TOTAL						-2,460.00	2,460.00
Bill Pmt -Check	100057	10/14/2022	DCSI, Inc " Securit...		1101000 · Cash- Op...		-525.00
Bill	29991	10/05/2022			1550010 · Security ...	-525.00	525.00
TOTAL						-525.00	525.00
Bill Pmt -Check	100058	10/26/2022	DPFG M&C		1101000 · Cash- Op...		-7,337.58
Bill	403544	10/01/2022			1530030 · Dissemin...	-3,000.00	3,000.00
Bill	403514	10/01/2022			1510040 · Managem...	-1,666.67	1,666.67
					1510070 · Accountin...	-916.66	916.66
					1510030 · Administr...	-916.66	916.66
					1510050 · Financial ...	-416.67	416.67
					1560000 · Field Ser...	-420.92	420.92
TOTAL						-7,337.58	7,337.58
Bill Pmt -Check	100059	10/26/2022	Kutak Rock LLP		1101000 · Cash- Op...		-3,091.50
Bill	3125413	10/19/2022			1510160 · Legal Ser...	-1,091.50	1,091.50
Bill	3125416	10/19/2022			1510160 · Legal Ser...	-2,000.00	2,000.00
TOTAL						-3,091.50	3,091.50

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

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>100060</b>	<b>10/26/2022</b>	<b>Vesta Property Ser...</b>		<b>1101000 · Cash- Op...</b>		<b>-11,710.90</b>
Bill	403571	10/01/2022			1580050 · Pool Cont...	-2,315.00	2,315.00
Bill	403621	11/01/2022			1580000 · Clubhous...	-5,960.97	5,960.97
					1580000 · Clubhous...	-1,350.26	1,350.26
					1580050 · Pool Cont...	-1,668.00	1,668.00
					1580000 · Clubhous...	-416.67	416.67
TOTAL						-11,710.90	11,710.90
<b>Bill Pmt -Check</b>	<b>01AC...</b>	<b>10/03/2022</b>	<b>Duke Energy</b>		<b>1101000 · Cash- Op...</b>		<b>-14,691.39</b>
Bill	9300 ...	09/19/2022			1540000 · Utilities - ...	-5,805.19	5,805.19
					1540010 · Utilities - ...	-5,805.19	5,805.19
					1540010 · Utilities - ...	-3,081.01	3,081.01
TOTAL						-14,691.39	14,691.39
<b>Bill Pmt -Check</b>	<b>ACH1...</b>	<b>10/11/2022</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-70.74</b>
Bill	09292...	09/23/2022			1540020 · Utilities - ...	-70.74	70.74
TOTAL						-70.74	70.74



LONG LAKE RANCH  
Your Monthly Invoice

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**Account Summary**

<b>New Charges Due Date</b>	<b>10/11/22</b>
Billing Date	9/15/22
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	95.99
Payments Received Thru 9/08/22	-95.99
Thank you for your payment!	
Balance Forward	.00
New Charges	100.99
<b>Total Amount Due</b>	<b>\$100.99</b>



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

6790 0007 NO RP 15 09152022 NNNNNNNN 01 000292 0001

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



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app.**



Date of Bill  
Account Number

Page 3 of 4

9/15/22

813-949-6028-061521-5

**CURRENT BILLING SUMMARY**

Local Service from 09/15/22 to 10/14/22

Qty Description	813/949-6028.0	Charge
Non Basic Charges		
Business Fiber Internet 500/500M		95.99
\$10.00 Discount through 06/14/23		
1 Usable Static IP Address		5.00
Total Non Basic Charges		100.99
<b>TOTAL</b>	<b>100.99</b>	





## Gross to Net Register

### Long Lake Ranch CDD

Payroll # 202212 | Pay Date 10/14/2022 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
Department - *** ; ***							
James C Koford X06909	10-14-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	1034065	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 Pellam Z06911	10-14-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	23	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	
George E Smith Jr A06912	10-14-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	1034066	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:	
600.00		0.00	600.00	0.00	45.90	554.10	



## Gross to Net Register

### Long Lake Ranch CDD

Payroll # 202212 | Pay Date 10/14/2022 | 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





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

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

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

1 0 1

42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: 17305014

Billing Date: 10/4/2022

Billing Period: 8/19/2022 to 9/20/2022

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	8/19/2022	22113	9/20/2022	22208	32	95

Usage History

Water	Irrigation
September 2022	95
August 2022	195
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

Transactions

Previous Bill	1,392.91
Payment 09/22/22	-1,392.91 CR
<b>Balance Forward</b>	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 20.0 Thousand Gals X \$8.63	172.60
<b>Total Current Transactions</b>	529.91
<b>TOTAL BALANCE DUE</b>	<b>\$529.91</b>

Visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Please return this portion with payment

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

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

Account # 0928090  
Customer # 01307800  
Balance Forward 0.00  
Current Transactions 529.91

<b>Total Balance Due</b>	<b>\$529.91</b>
<b>Due Date</b>	<b>10/21/2022</b>

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

**The Total Due will be electronically transferred on 10/21/2022.**

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

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





LONG LAKE RANCH  
Your Monthly Invoice

Page 1 of 4

**Account Summary**

<b>New Charges Due Date</b>	<b>10/11/22</b>
Billing Date	9/15/22
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	163.40
Payments Received Thru 9/08/22	-163.40
Thank you for your payment!	
Balance Forward	.00
New Charges	163.40
<b>Total Amount Due</b>	<b>\$163.40</b>



**MAKE  
THE WAIT  
GREAT**

Keep customers content with their favorite channels. With DISH® TV, we 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](https://business.frontier.com/select-tv-channels)

**WAYS  
TO PAY  
YOUR  
BILL**



[frontier.com/  
SignUpForAutoPay](https://frontier.com/SignUpForAutoPay)



[frontier.com/pay](https://frontier.com/pay)



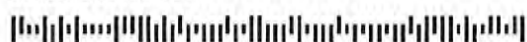
800-801-6652



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

6790 0007 NO RP 15 09152022 NNNNNNNN 01 000291 0001

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



**You are all set with Auto Pay! To  
review your account, go to  
[frontier.com](https://frontier.com) or MyFrontier mobile  
app.**



Date of Bill  
Account Number

9/15/22  
813-406-4423-061521-5

**CURRENT BILLING SUMMARY**

Local Service from 09/15/22 to 10/14/22

Qty Description	813/406-4423.0	Charge
<b>Basic Charges</b>		
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
<b>Total Basic Charges</b>		<b>61.71</b>
<b>Non Basic Charges</b>		
Business Fiber Internet 500/500M		95.99
\$10.00 Discount through 06/14/23		
<b>Total Non Basic Charges</b>		<b>95.99</b>
<b>Toll/Other</b>		
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
<b>Total Toll/Other</b>		<b>5.70</b>
<b>TOTAL</b>		<b>163.40</b>

**Detail of Frontier Com of America Charges**

Toll charged to 813/406-4423

**Legend Call Types:**

DD - Day

**Caller Summary Report**

	Calls	Minutes	Amount
Main Number	4	17	.00
***Customer Summary	4	17	.00

**Caller Summary Report**

	Calls	Minutes	Amount
Interstate	4	17	.00
***Customer Summary	4	17	.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.





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

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

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

1 0 1

42-52316

LONG LAKE RANCH CDD

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

Bill Number: 17305019

Billing Date: 10/4/2022

Billing Period: 8/19/2022 to 9/20/2022

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

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	8/19/2022	305	9/20/2022	309	32	4

Usage History

Month	Usage
September 2022	4
August 2022	2
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

Transactions

Previous Bill	144.53
Payment 09/22/22	-144.53 CR
<b>Balance Forward</b>	<b>0.00</b>
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
<b>Total Current Transactions</b>	<b>161.07</b>
<b>TOTAL BALANCE DUE</b>	<b>\$161.07</b>

Visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Please return this portion with payment

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

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

Account # 0928725  
Customer # 01307800  
Balance Forward 0.00  
Current Transactions 161.07

<b>Total Balance Due</b>	<b>\$161.07</b>
<b>Due Date</b>	<b>10/21/2022</b>

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

**The Total Due will be electronically transferred on 10/21/2022.**



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

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



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

Invoice **096777**  
Date **10/14/2022**

Pay Period Ending **10/31/2022**  
Control Number **637-202212**

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	
<b>SUB-TOTAL ..</b>	<b>511.20</b>
<b>TOTAL INVOICE</b>	<b>511.20</b>

PAID - Ref  
Do Not Remit Payment

XXXXXXXXXX309

511.20



# Gross to Net Register

## Long Lake Ranch CDD

Payroll # 202212 | Pay Date 10/14/2022 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
Department - *** : ***							
James C Koford X06909	10-14-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	1034065	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 Pellam Z06911	10-14-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	23	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	
George E Smith Jr A06912	10-14-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	1034066	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:	
600.00		0.00	600.00	0.00	45.90	554.10	
Sub Totals : Department - ***							



# Gross to Net Register

## Long Lake Ranch CDD

Payroll # 202212 | Pay Date 10/14/2022 | 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





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

# INVOICE

<b>Customer</b>	Long Lake Ranch Community Development
<b>Acct #</b>	673
<b>Date</b>	09/08/2022
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 20,564.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#16797
100122769	

Thank You



Please detach and return with payment

Customer: Long Lake Ranch Community Development

Invoice	Effective	Transaction	Description	Amount
16797	10/01/2022	Renew policy	Policy #100122769 10/01/2022-10/01/2023 Florida Insurance Alliance  Package - Renew policy Due Date: 9/8/2022	20,564.00
				<b>Total</b>
				\$ 20,564.00

Thank You

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

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555		
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	09/08/2022



From: billing@countysanitationservice.com  
To: dpfginvoices@payableslockbox.com  
Subject: County Sanitation Service Bill

Your trash bill can be viewed or printed by clicking on the link below  
(the link is valid for one month).

<https://www.wam-server3.com/index-000660.htm?2022093000000045675510012212312201521380614330580977782284390627491079506763065340727732850311885593>

Billing Name: LONG LAKE RANCH CDD  
Service Location: 19037 LONG LAKE RANCH BLVD (LUTZ, FL)

The total due on the bill for Acct# 456755 is \$87.21.

Payment can be made online or by mailing a check to our office at County Sanitation Service, 5601 Haines Road North, St. Petersburg, FL 33714.

NOTE: If your account is set up on Auto Pay, there is no need to pay this bill. Your bill will state on the bottom of the bill that you are Auto Pay and not to pay it. You should have received an email receipt before this email noting your payment of this bill. If you did not receive that email, contact the office at billing@countysanitationservice.com or at 727-522-5794. It may be that your credit card payment was rejected for some reason.

Thank you,  
County Sanitation

# INVOICE

**BILL TO**

Long Lake Ranch CDD  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746

**INVOICE #** 20770**DATE** 10/01/2022**DUE DATE** 10/16/2022**TERMS** Net 15**DESCRIPTION****AMOUNT**

CDD Website Services - Hosting, support and training

600.00

CDD Ongoing PDF Accessibility Compliance Service

937.50

Annual service - Oct 1st to Sept 30th

**BALANCE DUE****\$1,537.50**



## Invoice

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

**Invoice #** 401900  
**Date** 10/1/2022  
**Terms**  
**Due Date** 10/1/2022  
**Memo** October '22 Fees

**Bill To**

Long Lake Ranch CDD  
250 International Parkway  
Suite #280  
Lake Mary FL 32746

Description	Quantity	Rate	Amount
Amenity Management Services	1	5,960.97	5,960.97
Amenity Staffing Services	1	1,350.26	1,350.26
Pool Service	1	1,668.00	1,668.00

Thank you for your business.

**Total** \$8,979.23

County Sanitation Service  
 5601 Haines Road North  
 St. Petersburg, FL 33714  
 Phone (727)522-5794  
 Website www.countysanitationservice.com

INVOICE# 2A127846  
 INV DATE 10/01/22  
 ACCOUNT# 456755  
 DUE DATE 10/25/22

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

AMOUNT YOU  
 ARE PAYING \_\_\_\_\_

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

AMOUNT 87.21

DATE	DESCRIPTION					AMOUNT
	LOCATION: 19037 LONG LAKE RANCH BLVD				PRIOR BALANCE	<1.28>
10/01/22	2A127846	1	6Y BIN 1XW	TRASH REMOVAL	10/01/22-10/31/22	80.00
10/01/22	2A127846	1	FUEL SURCHARGE	FUEL SURCHARGE	10/01/22	4.54
10/01/22	2A127846	1	ADMIN FEE	ADMIN FEE	10/01/22	3.95
<p>You can now sign up for Paperless Billing. Contact the office to register your email or if you sign up for automatic payments you will automatically be switched to paperless billing.</p>						
INV# 2A127846	CURRENT	30 DAY	60 DAY	90 DAY	DATE 10/01/22	
ACCT# 456755	87.21				PAGE 1 OF 1	

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

PLEASE PAY  
 THIS AMOUNT

87.21

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Project Manager Philip Chang

# Invoice

September 23, 2022

Project No: 20192175-000

Invoice No: 34

FEID #59-1173834

Tish Dobson

Long Lake Ranch CDD

c/o DPFG

250 International Pkwy, Suite 208

Lake Mary, FL 32746

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

**Professional Services through September 11, 2022**

Phase 01 General Engineering Services

**Professional Personnel**

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	8/25/2022	1.00	170.00	170.00	
Review as-builts/plans related to FPM 6; site visit to observe erosion;					
Chang, Philip	8/26/2022	.50	170.00	85.00	
Provide summary of observations related to FPM 6 to DM;					
Chang, Philip	8/31/2022	.25	170.00	42.50	
Search files and provide ownership info/map to BH/FOM (re: Redtree);					
Chang, Philip	9/2/2022	1.50	170.00	255.00	
Research and provide as-built information to County and discuss					
fencing/gate/access requirements around lake; Provide summary of					
discussions to DC & DM;					
Totals		3.25		552.50	
<b>Total Labor</b>					<b>552.50</b>
			<b>Total this Phase</b>		<b>\$552.50</b>
			<b>Total this Invoice</b>		<b>\$552.50</b>

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

# Invoice

Project Manager Philip Chang

September 23, 2022

Project No: 20192175-002

Invoice No: 4

Howard (Mac) McGaffney  
Long Lake Ranch CDD  
c/o DPFPG  
250 International Pkwy, Suite 208  
Lake Mary, FL 32746

FEID #59-1173834

Project 20192175-002 Long Lake Ranch Utility Building Site Plan  
20192175-002  
Long Lake Ranch Utility Bldg Site Plan  
Work Authorization Number 2022-001  
Professional Services through September 11, 2022

## PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
01	Utility Bldg Civil Site Plan Permitting	7,000.00	NTE	16 %	1,132.50	942.50	190.00	5,867.50
	Totals	7,000.00			1,132.50	942.50	190.00	5,867.50

SUB-TOTAL PROFESSIONAL SERVICES:

190.00

INVOICE TOTAL:

190.00

## Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
01 - Utility Bldg Civil Site Plan Permitting			
Professional 6			
Chang, Philip	8/17/2022	1.00	
Site meeting with contractor/KJK & District staff;		Hrs @ 190.00	190.00
01 - Utility Bldg Civil Site Plan Permitting Total	1.00		190.00

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 11461****BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE  
09/26/2022PLEASE PAY  
\$2,217.50DUE DATE  
09/26/2022

ACTIVITY	QTY	RATE	AMOUNT
Work completed 9/7/22			
Replace bad I-core controller that is back feeding power through the main board behind the module. Also replace bad out put module.			
<b>Sales</b> I-Core controller	1	975.00	975.00
<b>Sales</b> Duel output module	1	995.00	995.00
<b>Sales</b> Labor	4.50	55.00	247.50

**TOTAL DUE****\$2,217.50**

THANK YOU.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 11549****BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

DATE  
10/01/2022PLEASE PAY  
\$13,675.00DUE DATE  
10/01/2022

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

**TOTAL DUE****\$13,675.00**

THANK YOU.





## Resident Services Invoice

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

Date 9/22/2022  
Invoice # WC0129  
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
Replaced 2 pool ladder treads at main pool	1	300.00		300.00	-Not Taxable-

**Total** 300.00  
**Amount Due** \$300.00

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



WC0129



## Resident Services Invoice

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

**Date** 9/30/2022  
**Invoice #** WC0142  
**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
Pool Hurricane Cleanup Surcharge 9/30/2022 (Clubhouse & Foxtail Pool)	1	120.00		120.00	-Not Taxable-

**Total** 120.00  
**Amount Due** \$120.00

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



WC0142

# Invoice

A TOTAL SOLUTION, INC. (ATS)  
Security & Fire Protection  
3487 Keystone Road  
Tarpon Springs, FL 34688  
Phone: 727-942-1993 Fax: 727-943-5919

DATE	INVOICE #
9/9/2022	0000164442

<b>BILL TO: (Attention Accounts Payable)</b>
DPFGMC 250 International Pkwy Ste 208 Lake Mary, FL 32746

<b>SHIP TO:</b>
Long Lake Ranch 19037 Long Lake Ranch Blvd Lutz, FL 33558

P.O. NO.	TERMS	DUE DATE	REP	JOB DATA	Federal ID Number	SERVICE DATE	
	DUE ON ...	10/4/2022	AAR				
ITEM	DESCRIPTION				QTY	RATE	AMOUNT
4361000 Sales	We have performed the following on August 26th & September 8 th of 2022					0.00	0.00
4299999 Sales	Per quote, technician replaced check valve #2 on the 3/4 backflow (S#4094223) and installed a relief valve kit on the 8 inch backflow (S#M094606). Backflows were tested and found operating normally.					0.00	0.00
4391000 Sales	8" Relief Valve Rebuild Kit				1	117.35	117.35
4391000 Sales	3/4" Check Valve #2				1	173.71	173.71
4391000 Sales	Miscellaneous				1	37.50	37.50
4486100 Freig...	Freight				1	23.25	23.25
4381000 Sales	Sprinkler Technician Labor				4	130.00	520.00
4381000 Sales	Sprinkler Technician Night Labor				2	195.00	390.00
4295000 Trav...	Trip Fee For Technicians				1	97.00	97.00
4361000 Sales	System was operating normally upon departure.					0.00	0.00
4361100 Sales	ATS performed a service call on your fire sprinkler system on Sept. 9, 2022				1	0.00	0.00

**Subtotal**

**Sales Tax (0.0%)**

**Total**

**Balance Due**

Phone #	Fax #	E-mail
727-942-1993	727-943-5919	m.bowling@atotalsolution.com
Web Site		www.atotalsolution.com

# Invoice

A TOTAL SOLUTION, INC. (ATS)  
Security & Fire Protection  
3487 Keystone Road  
Tarpon Springs, FL 34688  
Phone: 727-942-1993 Fax: 727-943-5919

DATE	INVOICE #
9/9/2022	0000164442

<b>BILL TO: (Attention Accounts Payable)</b>
DPFGMC 250 International Pkwy Ste 208 Lake Mary, FL 32746

<b>SHIP TO:</b>
Long Lake Ranch 19037 Long Lake Ranch Blvd Lutz, FL 33558

P.O. NO.	TERMS	DUE DATE	REP	JOB DATA	Federal ID Number	SERVICE DATE	
	DUE ON ...	10/4/2022	AAR				
ITEM	DESCRIPTION				QTY	RATE	AMOUNT
4299999 Sales	Technician on site to check backflow after repair work completed. Tech checked the backflow OS&Y valves and found in fully operational position. Tech opened test cocks #1 & #4 before and after the backflow and both had good pressure. System was operating normally upon departure.					0.00	0.00
4361000 Sales						0.00	0.00

Past due accounts are subject to a 1.5% interest charge per month. If you pay by Credit Card and cancel payment you are responsible for all charge back fees. Returned Item Fee of \$35.00.

**Subtotal** \$1,358.81

**Sales Tax (0.0%)** \$0.00

**Total** \$1,358.81

**Balance Due** \$1,358.81

Phone #	Fax #	E-mail
727-942-1993	727-943-5919	m.bowling@atotsolution.com
Web Site		www.atotsolution.com



DCSI, Inc. "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
(813)949-6500  
info@dcsisecurity.com  
http://DCSIsecurity.com

## Invoice

**BILL TO**

Long Lake Ranch  
19037 Lang Lake Ranch Blvd  
Lutz, Florida 33548

**SHIP TO**

Long Lake Ranch  
19037 Lang Lake Ranch Blvd  
Lutz, Florida 33548

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30016	10/07/2022	\$11,825.00	10/22/2022	Net 15	

SALES REP  
DC

ACCT#/LOT/BLK  
Clubhouse/Park/Pool Access

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/06/2022	This invoice is for replacing the current access control panels and using the existing gate/door hardware and wiring for (14) access locations.			
	Included:			
04/06/2022	<b>Access Control</b> (1) Linear EL36-4MP - (4) Door Master control Panel (2) Linear EXN-4C - (4) Door expansion Nodes (2) Linear EXN-2C - (2) Door expansion Nodes	1	11,825.00	11,825.00
	Installation, Programming, and networking Included.			

Thank you for choosing DCSI, Inc as your "Security & Sound" company!  
\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND  
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

\*\*Returned Checks will receive \$25 NSF Fee.

\*\*\*Late Fees are 1.5% per month

BALANCE DUE

**\$11,825.00**

# INVOICE

**FROM**

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

**BILL TO**

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

**INVOICE #**

678

**INVOICE DATE**

10/06/2022

**DESCRIPTION****AMOUNT**

INVOICE FOR 50% DEPOSIT TO BEGIN PROJECT. \$4,000

4,000.00

Proposal for reinstallation of holiday lighting on entrance monuments. 14 monuments.

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

different colored bulbs may be substituted instead of the white bulbs.

Total cost: \$8,000

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.

FINAL 50% WILL BE BILLED UPON COMPLETION \$4000

**TOTAL**

**\$4,000.00 USD**

**TERMS & CONDITIONS**

Please make all payments to:  
Florida Field Services Group LLC

9077 Shadyside Ln.  
Land o Lakes, FL 34637

We will send an invoice once per month for \$200.00

Thank you for allowing us the opportunity to serve you.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 11444****BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE  
09/23/2022PLEASE PAY  
\$3,920.00DUE DATE  
09/23/2022

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per proposal approved 7/18/22: Main Clubhouse: Tree Replacement Proposal around lake			
<b>Landscape Construction</b> Remove (16) dead / declining cypress trees. Installation of (16) 15gal cypress trees to replace them.	1	3,920.00	3,920.00

**TOTAL DUE****\$3,920.00**

THANK YOU.





DCSI, Inc. "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
(813)949-6500  
info@dcslsecurity.com  
http://DCSIsecurity.com

## Invoice

**BILL TO**

Long Lake Ranch  
19037 Lang Lake Ranch Blvd  
Lutz, Florida 33548

**SHIP TO**

Long Lake Ranch  
19037 Lang Lake Ranch Blvd  
Lutz, Florida 33548

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
29998	10/05/2022	\$125.00	10/20/2022	Net 15	

P.O. NUMBER  
10337

SALES REP  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/23/2022	<b>Access/ Gate:Service</b> Reason for call: Check access system at back pool system offline.  Tech notes: 1. Check system and tested power - no power. 2. Switch has no power - system hit by power surge and needs new switch and battery backup/surge. 3. Router has no power - needs internet provider to replace the router. 4. Hooked up new power supply - panel will not power up and needs replacing.	1	125.00	125.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

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\*\*Returned Checks will receive \$25 NSF Fee.

\*\*\*Late Fees are 1.5% per month

BALANCE DUE

**\$125.00**



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

# Invoice

Date: 10/4/2022  
Invoice #: 2022-489

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:
11/3/2022	September 2022

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	58.33%	2,460.00
<b>PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE</b>		<b>Total</b>	<b>\$2,460.00</b>
<b>Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!</b>		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$2,460.00</b>



DCSI, Inc. "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
(813)949-6500  
info@dcisecurity.com  
http://DCSIsecurity.com

# Invoice

**BILL TO**

Long Lake Ranch  
19037 Lang Lake Ranch Blvd  
Lutz, Florida 33548

**SHIP TO**

Long Lake Ranch  
19037 Lang Lake Ranch Blvd  
Lutz, Florida 33548

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
29991	10/05/2022	\$525.00	10/20/2022	Net 15	

**P.O. NUMBER**  
10362

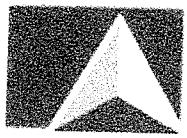
**SALES REP**  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/30/2022	<b>Access/ Gate</b> 2000PGMV HID iClass Access Cards  Card #s: 3700-3799  FC: 101	100	5.25	525.00

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

BALANCE DUE

**\$525.00**



# DPFG

MANAGEMENT & CONSULTING, LLC

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 10/1/2022

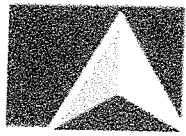
Invoice # 403544

**In Reference To:**

Annual contracted 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
Annual Fee: Dissemination Agent	1		3,000.00
Total			\$3,000.00



# DPFG

MANAGEMENT & CONSULTING, LLC

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 10/1/2022

Invoice # 403514

**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
District Management Services	1		1,666.67
Accounting Services	1		916.66
Administration Services	1		916.66
Assessment Preparation	1		416.67
Field Operation Services	1		420.92

**Total** \$4,337.58

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

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 19, 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. 3125413

Client Matter No. 12123-1

Mr. Howard McGaffney  
Long Lake Ranch CDD  
DPFG Management and Consulting LLC  
Suite 208  
250 International Parkway  
Lake Mary, FL 32746

Invoice No. 3125413

12123-1

---

Re: General Counsel

**For Professional Legal Services Rendered**

09/01/22	S. Sandy	1.30	351.00	Review requested changes to HOA use agreement from Root; confer with Pellan regarding same; prepare HOA use agreement; follow-up regarding same
09/02/22	T. Mackie	0.20	64.00	Review matters pertaining to gating of district property and conference with Sandy regarding same
09/02/22	D. Wilbourn	1.00	145.00	Research license agreements with county for maintenance; prepare termination of license agreement
09/09/22	S. Sandy	0.10	27.00	Review District ownership map; confer with Dobson regarding same
09/09/22	D. Wilbourn	0.20	29.00	Revise and disseminate Vesta pool services agreement
09/09/22	D. Wilbourn	0.30	43.50	Conduct property ownership research
09/12/22	S. Sandy	0.10	27.00	Confer with Dobson regarding request from County

PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

**KUTAK ROCK LLP**

Long Lake Ranch CDD

October 19, 2022

Client Matter No. 12123-1

Invoice No. 3125413

Page 2

09/13/22	S. Sandy	0.50	135.00	Confer with Pellan and Dobson regarding lake fencing; confer with Dobson regarding Sunlake Blvd street lights, landscaping contract, and CDD street parking
09/14/22	S. Sandy	0.80	216.00	Confer with Dobson regarding landscape agreement status and parking in Foxtail; conduct follow-up and research regarding parking on CDD right-of-ways
09/20/22	S. Sandy	0.10	27.00	Review Egis risk assessment report and correspondence regarding lake fence
09/21/22	S. Sandy	0.10	27.00	Confer with Dobson regarding status of street lights and Sunlake Blvd landscaping

TOTAL HOURS 4.70

TOTAL FOR SERVICES RENDERED \$1,091.50

TOTAL CURRENT AMOUNT DUE \$1,091.50

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 19, 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. 3125416

Client Matter No. 12123-2

Mr. Howard McGaffney  
Long Lake Ranch CDD  
DPFG Management and Consulting LLC  
Suite 208  
250 International Parkway  
Lake Mary, FL 32746

Invoice No. 3125416  
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

09/01/22	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same
09/28/22	S. Sandy	Review draft agenda and minutes

TOTAL FOR SERVICES RENDERED	\$2,000.00
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TOTAL CURRENT AMOUNT DUE	<u>\$2,000.00</u>
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# Invoice

Invoice # 403571  
Date 10/1/2022

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

Terms  
Memo Monthly Pool Maintena...

## Bill To

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

Description	Quantity	Rate	Amount	Serial or Number
Monthly Maintenance-Long Lake Ranch Amenity Center Pool	1	1,365.00	1,365.00	
Monthly Maintenance-Foxtail Pool	1	950.00	950.00	

Total \$2,315.00





## Invoice

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

Invoice # 403621  
Date 11/1/2022  
Terms  
Due Date 11/1/2022  
Memo November '22 Fees

### Bill To

Long Lake Ranch CDD  
250 International Parkway  
Suite #280  
Lake Mary FL 32746

Description	Quantity	Rate	Amount
Amenity Management Services	1	5,960.97	5,960.97
Amenity Staffing Services	1	1,350.26	1,350.26
Pool Service	1	1,668.00	1,668.00
Dog Waste Management	1	416.67	416.67

Thank you for your business.

**Total** \$9,395.90



duke-energy.com  
877.372.8477

## Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Sep 12, 2022

For service Aug 3 - Sep 1

30 days

RECEIVED SEP 19 2022

### Billing summary

Previous Amount Due	\$29,617.67
Payment Received Sep 01	-29,617.67
Current Electric Charges	4,206.68
Current Lighting Charges	10,326.22
Taxes	158.49
<b>Total Amount Due Oct 03</b>	<b>\$14,691.39</b>

Collective account number 9300 0001 2497

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

### Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.61
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	334.64
910089634607	2091 SERENOA DR LUTZ FL 33558	30.54
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.45
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.45
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.57

fb.def.duke.bills.2022090212625.27.afp-145-000000004

Late payments are subject to a 1.0% late charge.

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



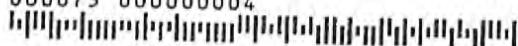
Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Collective account number  
9300 0001 2497

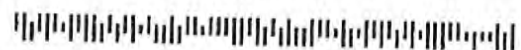
**\$14,691.39**  
by Oct 3

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

000075 000000004



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



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

88930000012497000660000000000000146913900014691393



Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	263.02
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,577.45
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,081.01
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.47
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	79.91
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	328.74
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	350.65
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	30.56
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	30.46
910089458097	2137 SERENOA DR LUTZ FL 33558	30.48
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	30.49
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	5,719.23
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	30.72
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,473.65
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.50
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	482.37
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	130.61
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	442.90





duke-energy.com  
877.372.8477

Account number 9300 0001 2497

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.49
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	30.42
	Total Charges	\$14,691.39



### 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:	Aug 03 - Sep 01	Energy Charge	4.67
	Present Read:	1345	Fuel Charge	2.58
	Previous Read:	1291	Asset Securitization Charge	0.13
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	Billed Usage:	54	Minimum Bill Adjustment	7.15
	Billed kWh	54.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.59
			<b>Total</b>	<b>\$30.61</b>
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)			
	Meter Number:	1049037	Customer Charge	15.47
	Bill Period:	Aug 03 - Sep 01	Energy Charge	196.40
	Present Read:	36946	Fuel Charge	108.66
	Previous Read:	34676	Asset Securitization Charge	5.52
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	Billed Usage:	2270		
	Billed kWh	2270.000		
			Regulatory Assessment Fee	0.23
			Gross Receipts Tax	8.36
			<b>Total</b>	<b>\$334.64</b>
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)			
	Meter Number:	8246384	Customer Charge	15.47
	Bill Period:	Aug 04 - Sep 01	Energy Charge	3.20
	Present Read:	829	Fuel Charge	1.77
	Previous Read:	792	Asset Securitization Charge	0.09
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	Billed Usage:	37	Minimum Bill Adjustment	9.47
	Billed kWh	37.000		
			Regulatory Assessment Fee	0.01
			Gross Receipts Tax	0.53
			<b>Total</b>	<b>\$30.54</b>
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)			
	Meter Number:	3410166	Customer Charge	15.47
	Bill Period:	Aug 03 - Sep 01	Energy Charge	1.12
	Present Read:	873	Fuel Charge	0.62
	Previous Read:	860	Asset Securitization Charge	0.03
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	Billed Usage:	13	Minimum Bill Adjustment	12.76
	Billed kWh	13.000		
			Regulatory Assessment Fee	0.01
			Gross Receipts Tax	0.44
			<b>Total</b>	<b>\$30.45</b>
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:	Aug 03 - Sep 01	Energy Charge	0.95
			Fuel Charge	0.53





duke-energy.com  
877.372.8477

Account number 9300 0001 2497

Account Information	Billing Details				Amounts
	Present Read:	279	Asset Securitization Charge	0.03	\$0.45
	Previous Read:	268	Minimum Bill Adjustment	13.02	
	Billed Usage:	11			
	Billed kWh	11.000			
			Regulatory Assessment Fee	0.01	
			Gross Receipts Tax	0.44	
			<b>Total</b>		<b>\$30.45</b>
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	3.88	
	Bill Period:	Aug 03 - Sep 01	Fuel Charge	2.15	
	Present Read:	932	Asset Securitization Charge	0.11	
	Previous Read:	887	Minimum Bill Adjustment	8.39	\$0.57
	Billed Usage:	45			
	Billed kWh	45.000			
			Regulatory Assessment Fee	0.02	
			Gross Receipts Tax	0.55	
			<b>Total</b>		<b>\$30.57</b>
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.47	\$256.27
	Meter Number:	4465473	Energy Charge	152.27	
	Bill Period:	Aug 03 - Sep 01	Fuel Charge	84.25	
	Present Read:	46758	Asset Securitization Charge	4.28	
	Previous Read:	44998			\$6.75
	Billed Usage:	1760			
	Billed kWh	1760.000			
			Regulatory Assessment Fee	0.18	
			Gross Receipts Tax	6.57	
			<b>Total</b>		<b>\$263.02</b>
910089595996 LONG LAKE RANCH COMM DEV DIS O SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.63	\$1,571.57
	Bill Period:	Aug 03 - Sep 01	Energy Charge	79.67	
	SV FLAGLER ACR 9500L	2,303	Fuel Charge	102.18	
			Asset Securitization Charge	1.59	
			SV FLAGLER ACR 9500L	729.91	\$5.88
			SV FLAGLER ACR 9500L	86.48	
			16 DEC CNCR T W/DEC BS/ WSHNGTN	570.11	
			Regulatory Assessment Fee	1.13	
			Gross Receipts Tax	4.75	
			<b>Total</b>		<b>\$1,577.45</b>
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	\$3,068.01
	Bill Period:	Aug 03 - Sep 01	Energy Charge	182.12	
	SV DRC27500	1,296	Fuel Charge	233.61	
	SV FLAGLER ACR 9500L	3,969	Asset Securitization Charge	3.63	
			SV DRC27500	136.68	
			SV FLAGLER ACR 9500L	1,257.93	

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### Billing details - continued

Account Information	Billing Details	Amounts
	<div>SV DRC27500 22.20</div> <div>SV FLAGLER ACR 9500L 149.04</div> <div>35 TT CNCRT/N-FLD 98.64</div> <div>MOUNT/1-4FIX</div> <div>16 DEC CNCRT W/DEC BS/ 982.53</div> <div>WSHNGTN</div> <div>Regulatory Assessment Fee 2.21</div> <div>Gross Receipts Tax 10.79</div> <div><b>Total</b></div>	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div><b>\$13.00</b></div> <div><b>\$3,081.01</b></div>
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	<div>General Service Non-Demand Sec (GS-1)</div> <div>Meter Number: 8246383</div> <div>Bill Period: Aug 04 - Sep 01</div> <div>Present Read: 545</div> <div>Previous Read: 526</div> <div>Billed Usage: 19</div> <div>Billed kWh 19.000</div> <div>Customer Charge 15.47</div> <div>Energy Charge 1.65</div> <div>Fuel Charge 0.91</div> <div>Asset Securitization Charge 0.05</div> <div>Minimum Bill Adjustment 11.92</div> <div>Regulatory Assessment Fee 0.01</div> <div>Gross Receipts Tax 0.46</div> <div><b>Total</b></div>	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div><b>\$30.00</b></div> <div><b>\$0.47</b></div> <div><b>\$30.47</b></div>
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	<div>General Service Non-Demand Sec (GS-1)</div> <div>Meter Number: 1049785</div> <div>Bill Period: Aug 03 - Sep 01</div> <div>Present Read: 45092</div> <div>Previous Read: 44636</div> <div>Billed Usage: 456</div> <div>Billed kWh 456.000</div> <div>Customer Charge 15.47</div> <div>Energy Charge 39.44</div> <div>Fuel Charge 21.83</div> <div>Asset Securitization Charge 1.11</div> <div>Regulatory Assessment Fee 0.06</div> <div>Gross Receipts Tax 2.00</div> <div><b>Total</b></div>	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div><b>\$77.85</b></div> <div><b>\$2.06</b></div> <div><b>\$79.91</b></div>
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	<div>General Service Non-Demand Sec (GS-1)</div> <div>Meter Number: 4451364</div> <div>Bill Period: Aug 03 - Sep 01</div> <div>Present Read: 48149</div> <div>Previous Read: 45921</div> <div>Billed Usage: 2228</div> <div>Billed kWh 2228.000</div> <div>Customer Charge 15.47</div> <div>Energy Charge 192.77</div> <div>Fuel Charge 106.65</div> <div>Asset Securitization Charge 5.41</div> <div>Regulatory Assessment Fee 0.23</div> <div>Gross Receipts Tax 8.21</div> <div><b>Total</b></div>	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div><b>\$320.30</b></div> <div><b>\$8.44</b></div> <div><b>\$328.74</b></div>
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	<div>General Service Non-Demand Sec (GS-1)</div> <div>Meter Number: 2778290</div> <div>Bill Period: Aug 03 - Sep 01</div> <div>Present Read: 46994</div> <div>Previous Read: 44610</div> <div>Customer Charge 15.47</div> <div>Energy Charge 206.26</div> <div>Fuel Charge 114.12</div> <div>Asset Securitization Charge 5.79</div>	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div><b>\$341.64</b></div>





Account Information		Billing Details		Amounts	
	Billed Usage:	2384		\$9.01	
	Billed kWh	2384.000			
		Regulatory Assessment Fee	0.25		
		Gross Receipts Tax	8.76		
			Total	\$350.65	
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.47	\$30.00
	Meter Number:	8263689	Energy Charge	3.46	
	Bill Period:	Aug 03 - Sep 01	Fuel Charge	1.91	
	Present Read:	610	Asset Securitization Charge	0.10	
	Previous Read:	570	Minimum Bill Adjustment	9.06	\$0.56
	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	1.38	
	Bill Period:	Aug 04 - Sep 01	Fuel Charge	0.77	
	Present Read:	311	Asset Securitization Charge	0.04	
	Previous Read:	295	Minimum Bill Adjustment	12.34	\$0.46
	Billed Usage:	16			
	Billed kWh	16.000			
			Regulatory Assessment Fee	0.01	
			Gross Receipts Tax	0.45	
			Total	\$30.46	
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.47	\$30.00
	Meter Number:	4470114	Energy Charge	1.92	
	Bill Period:	Aug 04 - Sep 01	Fuel Charge	1.05	
	Present Read:	531	Asset Securitization Charge	0.05	
	Previous Read:	509	Minimum Bill Adjustment	11.51	\$0.48
	Billed Usage:	22			
	Billed kWh	22.000			
			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	\$30.00
	Meter Number:	4522761	Energy Charge	2.16	
	Bill Period:	Aug 03 - Sep 01	Fuel Charge	1.20	
	Present Read:	592	Asset Securitization Charge	0.06	
	Previous Read:	567	Minimum Bill Adjustment	11.11	\$0.49
	Billed Usage:	25			
	Billed kWh	25.000			
			Regulatory Assessment Fee	0.01	
			Gross Receipts Tax	0.48	

### Billing details continued

Account Information	Billing Details		Amounts
		<b>Total</b>	<b>\$30.49</b>
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: Aug 03 - Sep 01	Energy Charge	481.95
		Fuel Charge	618.21
	54W MITCH LED PT CLR	Asset Securitization Charge	9.61
	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
		SV FLAGLER ACR 9500L	165.60
		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	28.50
		<b>Total</b>	<b>\$5,686.64</b>
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47
	Meter Number: 4465449	Energy Charge	7.60
	Bill Period: Aug 04 - Sep 01	Fuel Charge	4.21
	Present Read: 1469	Asset Securitization Charge	0.21
	Previous Read: 1381	Minimum Bill Adjustment	2.51
	Billed Usage: 88		
	Billed kWh 88.000		
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.70
		<b>Total</b>	<b>\$30.72</b>
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47
	Meter Number: 222519	Energy Charge	898.16
	Bill Period: Aug 03 - Sep 01	Fuel Charge	496.94
	Present Read: 179420	Asset Securitization Charge	25.23
	Previous Read: 169039		
	Billed Usage: 10381		
	Billed kWh 10381.000		
		Regulatory Assessment Fee	1.03
		Gross Receipts Tax	36.82
		<b>Total</b>	<b>\$1,473.65</b>
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.47
	Meter Number: 915370	Energy Charge	2.26
	Bill Period: Aug 03 - Sep 01	Fuel Charge	1.24
	Present Read: 552	Asset Securitization Charge	0.06
	Previous Read: 526	Minimum Bill Adjustment	10.97
	Billed Usage: 26		





Account Information		Billing Details		Amounts
		Billed kWh	26.000	\$0.50
		Regulatory Assessment Fee	0.01	
		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) Meter Number: 5407312 Bill Period: Aug 03 - Sep 01 Present Read: 227937 Previous Read: 224615 Billed Usage: 3322 Billed kWh 3322.000	Customer Charge	15.47	\$469.98
		Energy Charge	287.42	
		Fuel Charge	159.02	
		Asset Securitization Charge	8.07	
		Regulatory Assessment Fee	0.34	\$12.39
		Gross Receipts Tax	12.05	
		Total		\$482.37
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 2778178 Bill Period: Aug 03 - Sep 01 Present Read: 18906 Previous Read: 18089 Billed Usage: 817 Billed kWh 817.000	Customer Charge	15.47	\$127.26
		Energy Charge	70.69	
		Fuel Charge	39.11	
		Asset Securitization Charge	1.99	
		Regulatory Assessment Fee	0.09	\$3.35
		Gross Receipts Tax	3.26	
		Total		\$130.61
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 1015813 Bill Period: Aug 03 - Sep 01 Present Read: 226078 Previous Read: 223037 Billed Usage: 3041 Billed kWh 3041.000	Customer Charge	15.47	\$431.53
		Energy Charge	263.10	
		Fuel Charge	145.57	
		Asset Securitization Charge	7.39	
		Regulatory Assessment Fee	0.31	\$11.37
		Gross Receipts Tax	11.06	
		Total		\$442.90
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 915368 Bill Period: Aug 04 - Sep 01 Present Read: 509 Previous Read: 485 Billed Usage: 24 Billed kWh 24.000	Customer Charge	15.47	\$30.00
		Energy Charge	2.08	
		Fuel Charge	1.15	
		Asset Securitization Charge	0.06	
		Minimum Bill Adjustment	11.24	\$0.49
		Regulatory Assessment Fee	0.01	
		Gross Receipts Tax	0.48	



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Page 11 of 11

Account number 9300 0001 2497

Billing details - continued

Account Information	Billing Details		Amounts
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	<b>Total</b>		<b>\$30.49</b>
	General Service Non-Demand Sec (GS-1)		
	Meter Number: 2775809	Customer Charge	15.47
	Bill Period: Aug 03 - Sep 01	Energy Charge	0.34
	Present Read: 72	Fuel Charge	0.19
	Previous Read: 68	Asset Securitization Charge	0.01
	Billed Usage: 4	Minimum Bill Adjustment	13.99
	Billed kWh 4.000		
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.41
	<b>Total</b>		<b>\$30.42</b>
	<b>Total Amount Due</b>		<b>\$14,691.39</b>

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

LAND O' LAKES  
NEW PORT RICHEY  
DADE CITY

(813) 235-6012  
(727) 847-8131  
(352) 521-4285

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



190 0 1  
10-10002

**LONG LAKE RANCH CDD**

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

Bill Number: 17246353

Billing Date: 9/23/2022

Billing Period: 8/8/2022 to 9/8/2022

**New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
				9/8/2022			

**Transactions**

Previous Bill	106.91
Payment 09/16/22	-106.91 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Adjustments	
Fire Line/Hydrant Base Charge	70.74
<b>Total Current Transactions</b>	70.74
<b>TOTAL BALANCE DUE</b>	<b>\$70.74</b>

Visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Please return this portion with payment

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

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



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

Account # 0929280  
Customer # 01307800  
Balance Forward 0.00  
Current Transactions 70.74

<b>Total Balance Due</b>	<b>\$70.74</b>
<b>Due Date</b>	<b>10/11/2022</b>

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

**The Total Due will be electronically transferred on 10/11/2022.**

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

013078005092928041724635370000070748

## EXHIBIT 12



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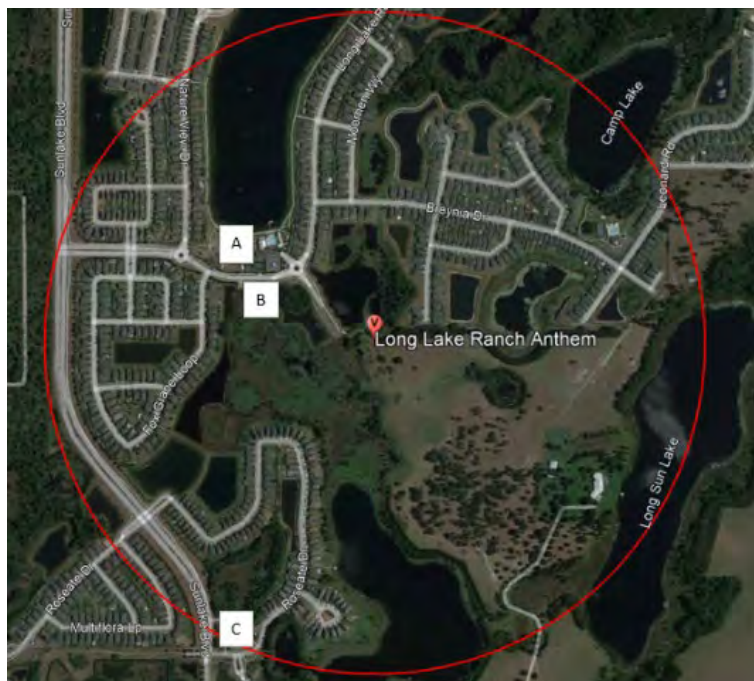
Good morning,

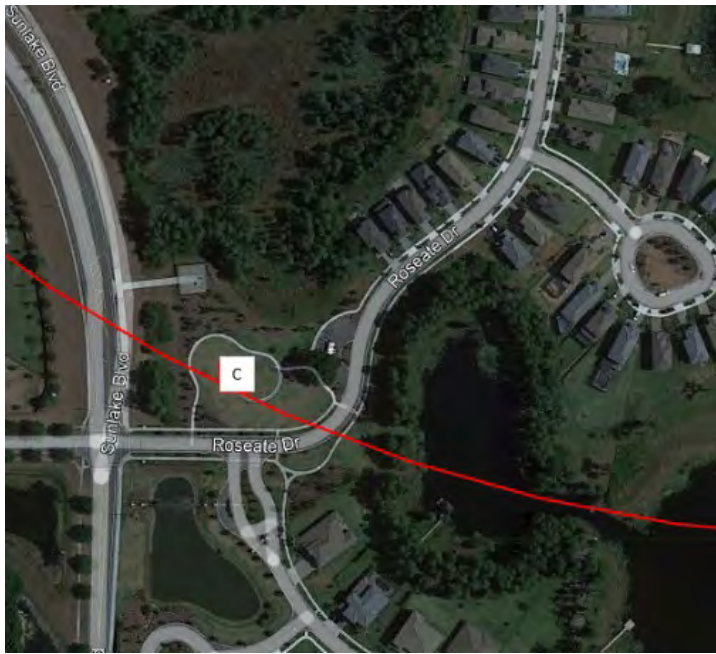
Thanks for your time this morning. Attached is a presentation by Anthemnet for planned developments like yours. It specifically addresses camouflaged towers and has several examples. Below are the three areas we discussed. Two are proposed by Anthemnet (A and B) and one was the area you suggested (C-if you could confirm I have that correct). Let me know if you have questions or concerns.

I will plan on getting to the area the first week of December, as we discussed. As we get closer, I will confirm specific dates that we can meet.

Thanks again for your time and consideration this morning.

Mike Murphy





**Michael Murphy**  
Real Estate Specialist  
[Michael.Murphy@smartlinkgroup.com](mailto:Michael.Murphy@smartlinkgroup.com)  
704-564-6976  
[www.smartlinkgroup.com](http://www.smartlinkgroup.com)

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20 Years

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## EXHIBIT 13

Item	Location	Asset Description	Pivot Yr	Pivot Val	Project Year	Useful Life (Yrs)	Current Cost (\$)	2022	2023	2024	2025	2026	2027	2028	2029
1	Annual-Sidewalk Repairs Allowance	Sidewalk Repairs Allowance-Annual	2022	\$1,100	2022	1	\$1,100	1,100	1,133	1,167	1,202	1,238	1,275	1,313	1,353
2	Annual-Landscape Enhancements, Reinvestment	Landscape Enhancements-Annual Reinvestment	2022	\$25,000	2022	1	\$25,000	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747
3	Clubhouse	Cameras (30 cameras)	2022	\$41,000	2022	10	\$41,000	41,000	-	-	-	-	-	-	-
4	Clubhouse	Clubhouse Room Furniture	2022	\$4,203	2022	20	\$4,203	4,203	-	-	-	-	-	-	-
5	Clubhouse	Clubhouse Office Furniture	2022	\$1,845	2022	20	\$1,845	1,845	-	-	-	-	-	-	-
6	Clubhouse	Metal Roofing	2022	\$47,816	2022	30	\$47,816	47,816	-	-	-	-	-	-	-
7	Clubhouse	Painting-Exterior	2022	\$3,893	2022	8	\$3,893	3,893	-	-	-	-	-	-	-
8	Clubhouse	HVAC 3.0 Tons	2022	\$6,150	2022	12	\$6,150	6,150	-	-	-	-	-	-	-
9	Clubhouse	Painting-Interior	2022	\$3,942	2022	10	\$3,942	3,942	-	-	-	-	-	-	-
10	Clubhouse	Kitchen Regridgerator	2022	\$1,650	2022	15	\$1,650	1,650	-	-	-	-	-	-	-
11	Clubhouse	Kitchen Microwave	2022	\$300	2022	15	\$300	300	-	-	-	-	-	-	-
12	Clubhouse	Kitchen Cabinets	2022	\$10,152	2022	25	\$10,152	10,152	-	-	-	-	-	-	-
13	Clubhouse	Life Safety Systems Modernization	2022	\$4,408	2022	20	\$4,408	4,408	-	-	-	-	-	-	-
14	Clubhouse	Office Carpeting	2022	\$4,489	2022	8	\$4,489	4,489	-	-	-	-	-	-	-
15	Clubhouse	Office Computer	2022	\$1,000	2022	8	\$1,000	1,000	-	-	-	-	-	-	-
16	Clubhouse	Office Printer	2022	\$333	2022	8	\$333	333	-	-	-	-	-	-	-
17	Clubhouse	Restrooms-Refurbishment	2022	\$28,700	2022	20	\$28,700	28,700	-	-	-	-	-	-	-
18	Clubhouse	Television	2022	\$1,025	2022	10	\$1,025	1,025	-	-	-	-	-	-	-
19	Entry Areas	Metal Roofing	2022	\$8,425	2022	30	\$8,425	8,425	-	-	-	-	-	-	-
20	Entry Areas	Painting-Entry Monuments	2022	\$4,408	2022	8	\$4,408	4,408	-	-	-	-	-	-	-
21	Entry Areas	Entry Monuments Refurbishment/Replacement	2022	\$45,920	2022	20	\$45,920	45,920	-	-	-	-	-	-	-
22	Foxtail Pool Area	Pool Pumps and Equipment	2022	\$7,073	2022	8	\$7,073	7,073	-	-	-	-	-	-	-
23	Foxtail Pool Area	Pool Equipment Housing Box	2022	\$8,200	2022	25	\$8,200	8,200	-	-	-	-	-	-	-
24	Foxtail Pool Area	Pool Shower	2022	\$2,255	2022	15	\$2,255	2,255	-	-	-	-	-	-	-
25	Foxtail Pool Area	Pool Shower	2022	\$2,255	2022	15	\$2,255	2,255	-	-	-	-	-	-	-
26	Foxtail Pool Area	Pool Furniture	2022	\$14,862	2022	8	\$14,862	14,862	-	-	-	-	-	-	-
27	Foxtail Pool Area	Pool Resurfacing	2022	\$49,134	2022	8	\$49,134	49,134	-	-	-	-	-	-	-
28	Foxtail Pool Area	Pool Pavers	2022	\$29,614	2022	25	\$29,614	29,614	-	-	-	-	-	-	-
29	Foxtail Pool Area	Fencing-6' Aluminum	2022	\$13,224	2022	25	\$13,224	13,224	-	-	-	-	-	-	-
30	Foxtail Pool Area	Pool Area Pavilion Metal Roofing	2022	\$3,987	2022	30	\$3,987	3,987	-	-	-	-	-	-	-
31	Foxtail Pool Area	Painting-Pool Area Pavilion	2022	\$220	2022	8	\$220	220	-	-	-	-	-	-	-
32	Foxtail Pool Area	Trellis Replacement	2022	\$10,184	2022	16	\$10,184	10,184	-	-	-	-	-	-	-
33	Foxtail Pool Area	Painting-Trellis	2022	\$2,256	2022	8	\$2,256	2,256	-	-	-	-	-	-	-
34	Foxtail Pool Area	Pool Cabana Metal Roofing	2022	\$17,866	2022	30	\$17,866	17,866	-	-	-	-	-	-	-
35	Foxtail Pool Area	Painting-Exterior-Pool Cabana	2022	\$1,316	2022	8	\$1,316	1,316	-	-	-	-	-	-	-
36	Foxtail Pool Area	Pool Cabana	2022	\$1,316	2022	8	\$1,316	1,316	-	-	-	-	-	-	-
37	Foxtail Pool Area	Painting-Interior-Pool Cabana	2022	\$1,555	2022	10	\$1,555	1,555	-	-	-	-	-	-	-
38	Foxtail Pool Area	Pool Cabana Restrooms Refurbishment	2022	\$11,070	2022	20	\$11,070	11,070	-	-	-	-	-	-	-
39	Foxtail Pool Area	Pool Lift	2022	\$5,125	2022	12	\$5,125	5,125	-	-	-	-	-	-	-
40	Stormwater System	Stormwater Drainage Repair Allowance	2022	\$90,700	2022	10	\$90,700	90,700	-	-	-	-	-	-	-
41	Stormwater System	Pond Bank Erosion Control	2022	\$191,300	2022	10	\$191,300	191,300	-	-	-	-	-	-	-
42	Stormwater System	Pond Fountains and Controls	2022	\$43,565	2022	10	\$43,565	43,565	-	-	-	-	-	-	-
43	Bridge and Decking Systems	Bridge Deck Boards and Bridge Deck	2022	\$131,807	2022	15	\$131,807	131,807	-	-	-	-	-	-	-
44	Bridge and Decking Systems	Bridge Frame and Pilings	2022	\$69,372	2022	40	\$69,372	69,372	-	-	-	-	-	-	-
45	Bridge and Decking Systems	Bridge Repair Allowance	2022	\$17,360	2022	9	\$17,360	17,360	-	-	-	-	-	-	-
46	Irrigation System	Well Pumps	2022	\$19,989	2022	10	\$19,989	19,989	-	-	-	-	-	-	-
47	ADA Improvements	ADA-Tactile Strips	2022	\$5,535	2022	10	\$5,535	5,535	-	-	-	-	-	-	-
48	Mail System Areas	Metal Roofing-Clubhouse-Kiosk	2022	\$11,398	2022	30	\$11,398	11,398	-	-	-	-	-	-	-
49	Mail System Areas	Painting-Clubhouse Mail Pavilion	2022	\$509	2022	8	\$509	509	-	-	-	-	-	-	-
50	Mail System Areas	Mail Kiosk-Clubhouse	2022	\$65,600	2022	20	\$65,600	65,600	-	-	-	-	-	-	-
51	Mail System Areas	Metal Roofing-Foxtail-Kiosk	2022	\$50,000	2022	20	\$50,000	50,000	-	-	-	-	-	-	-
52	Mail System Areas	Painting-Foxtail Mail Pavilion	2022	\$259	2022	8	\$259	259	-	-	-	-	-	-	-
53	Mail System Areas	Mail Kiosk-Foxtail	2022	\$26,650	2022	20	\$26,650	26,650	-	-	-	-	-	-	-
54	Mail System Areas	Metal Roofing-Primrose Pavilion	2022	\$4,684	2022	30	\$4,684	4,684	-	-	-	-	-	-	-
55	Mail System Areas	Painting-Primrose Mail Pavilion	2022	\$259	2022	8	\$259	259	-	-	-	-	-	-	-
56	Mail System Areas	Mail Kiosk-Primrose	2022	\$18,450	2022	20	\$18,450	18,450	-	-	-	-	-	-	-
57	Main Pool Area	Mushroom Waterfall	2022	\$44,108	2022	15	\$44,108	44,108	-	-	-	-	-	-	-
58	Main Pool Area	Paint-Mushroom Waterfall	2022	\$513	2022	6	\$513	513	-	-	-	-	-	613	-
59	Main Pool Area	Pool-Pump and Equipment	2022	\$17,528	2022	8	\$17,528	17,528	-	-	-	-	-	-	-
60	Main Pool Area	Pool-Outdoor Shower	2022	\$2,255	2022	15	\$2,255	2,255	-	-	-	-	-	-	-
61	Main Pool Area	Pool-Furniture	2022	\$45,100	2022	8	\$45,100	45,100	-	-	-	-	-	-	-
62	Main Pool Area	Pool-Resurface	2022	\$64,224	2022	10	\$64,224	64,224	-	73,858	-	-	-	-	-
63	Main Pool Area	Pool-Pavers	2022	\$88,973	2022	25	\$88,973	88,973	-	-	-	-	-	-	-
64	Main Pool Area	Fencing-Aluminum-6'	2022	\$29,754	2022	25	\$29,754	29,754	-	-	-	-	-	-	-
65	Main Pool Area	Poo-Retaining Wall	2022	\$49,969	2022	30	\$49,969	49,969	-	-	-	-	-	-	-
66	Main Pool Area	Metal Roofing-Pavilions	2022	\$30,391	2022	30	\$30,391	30,391	-	-	-	-	-	-	-
67	Main Pool Area	Painting-Pavilions	2022	\$1,293	2022	8	\$1,293	1,293	-	-	-	-	-	-	-
68	Main Pool Area	Table Tennis	2022	\$1,640	2022	10	\$1,640	1,640	-	-	-	-	-	-	-
69	Main Pool Area	Foosball table	2022	\$1,335	2022	10	\$1,335	1,335	-	-	-	-	-	-	-
70	Main Pool Area	Shuffleboard table	2022	\$1,335	2022	10	\$1,335	1,335	-	-	-	-	-	-	-
71	Main Pool Area	ADA-Pool Lift	2022	\$20,000	2022	7	\$20,000	20,000	-	-	-	-	-	-	24,597

Item	Location	Asset Description	Pivot Yr	Pivot Val	Project Year	Useful Life (Yrs)	Current Cost (\$)	2030	2031	2032	2033	2034	2035	2036	2037
1	Annual-Sidewalk Repairs Allowance	Sidewalk Repairs Allowance-Annual	2022	\$1,100	2022	1	\$1,100	1,393	1,435	1,478	1,523	1,568	1,615	1,664	1,714
2	Annual-Landscape Enhancements, Reinvestment	Landscape Enhancements-Annual Reinvestment	2022	\$25,000	2022	1	\$25,000	31,669	32,619	33,598	34,606	35,644	36,713	37,815	38,949
3	Clubhouse	Cameras (30 cameras)	2022	\$41,000	2022	10	\$41,000	-	-	55,101	-	-	-	-	-
4	Clubhouse	Clubhouse Room Furniture	2022	\$4,203	2022	20	\$4,203	-	-	-	-	-	-	-	-
5	Clubhouse	Clubhouse Office Furniture	2022	\$1,845	2022	20	\$1,845	-	-	-	-	-	-	-	-
6	Clubhouse	Metal Roofing	2022	\$47,816	2022	30	\$47,816	-	-	-	-	-	-	-	-
7	Clubhouse	Painting-Exterior	2022	\$3,893	2022	8	\$3,893	4,932	-	-	-	-	-	-	-
8	Clubhouse	HVAC 3.0 Tons	2022	\$6,150	2022	12	\$6,150	-	-	-	-	8,768	-	-	-
9	Clubhouse	Painting-Interior	2022	\$3,942	2022	10	\$3,942	-	-	5,298	-	-	-	-	-
10	Clubhouse	Kitchen Regridgerator	2022	\$1,650	2022	15	\$1,650	-	-	-	-	-	-	-	2,571
11	Clubhouse	Kitchen Microwave	2022	\$300	2022	15	\$300	-	-	-	-	-	-	-	467
12	Clubhouse	Kitchen Cabinets	2022	\$10,152	2022	25	\$10,152	-	-	-	-	-	-	-	-
13	Clubhouse	Life Safety Systems Modernization	2022	\$4,408	2022	20	\$4,408	-	-	-	-	-	-	-	-
14	Clubhouse	Office Carpeting	2022	\$4,489	2022	8	\$4,489	5,687	-	-	-	-	-	-	-
15	Clubhouse	Office Computer	2022	\$1,000	2022	8	\$1,000	1,267	-	-	-	-	-	-	-
16	Clubhouse	Office Printer	2022	\$333	2022	8	\$333	422	-	-	-	-	-	-	-
17	Clubhouse	Restrooms-Refurbishment	2022	\$28,700	2022	20	\$28,700	-	-	-	-	-	-	-	-
18	Clubhouse	Television	2022	\$1,025	2022	10	\$1,025	-	-	1,378	-	-	-	-	-
19	Entry Areas	Metal Roofing	2022	\$8,425	2022	30	\$8,425	-	-	-	-	-	-	-	-
20	Entry Areas	Painting-Entry Monuments	2022	\$4,408	2022	8	\$4,408	5,584	-	-	-	-	-	-	-
21	Entry Areas	Entry Monuments Refurbishment/Replacement	2022	\$45,920	2022	20	\$45,920	-	-	-	-	-	-	-	-
22	Foxtail Pool Area	Pool Pumps and Equipment	2022	\$7,073	2022	8	\$7,073	8,960	-	-	-	-	-	-	-
23	Foxtail Pool Area	Pool Equipment Housing Box	2022	\$8,200	2022	25	\$8,200	-	-	-	-	-	-	-	-
24	Foxtail Pool Area	Pool Shower	2022	\$2,255	2022	15	\$2,255	-	-	-	-	-	-	-	3,513
25	Foxtail Pool Area	Pool Shower	2022	\$2,255	2022	15	\$2,255	-	-	-	-	-	-	-	3,513
26	Foxtail Pool Area	Pool Furniture	2022	\$14,862	2022	8	\$14,862	18,827	-	-	-	-	-	-	-
27	Foxtail Pool Area	Pool Resurfacing	2022	\$49,134	2022	8	\$49,134	62,241	-	-	-	-	-	-	-
28	Foxtail Pool Area	Pool Pavers	2022	\$29,614	2022	25	\$29,614	-	-	-	-	-	-	-	-
29	Foxtail Pool Area	Fencing-6' Aluminum	2022	\$13,224	2022	25	\$13,224	-	-	-	-	-	-	-	-
30	Foxtail Pool Area	Pool Area Pavilion Metal Roofing	2022	\$3,987	2022	30	\$3,987	-	-	-	-	-	-	-	-
31	Foxtail Pool Area	Painting-Pool Area Pavilion	2022	\$220	2022	8	\$220	279	-	-	-	-	-	-	-
32	Foxtail Pool Area	Trellis Replacement	2022	\$10,184	2022	16	\$10,184	-	-	-	-	-	-	-	-
33	Foxtail Pool Area	Painting-Trellis	2022	\$2,256	2022	8	\$2,256	2,858	-	-	-	-	-	-	-
34	Foxtail Pool Area	Pool Cabana Metal Roofing	2022	\$17,866	2022	30	\$17,866	-	-	-	-	-	-	-	-
35	Foxtail Pool Area	Painting-Exterior-Pool Cabana	2022	\$1,316	2022	8	\$1,316	1,667	-	-	-	-	-	-	-
36	Foxtail Pool Area	Pool Cabana	2022	\$1,316	2022	8	\$1,316	1,667	-	-	-	-	-	-	-
37	Foxtail Pool Area	Painting-Interior-Pool Cabana	2022	\$1,555	2022	10	\$1,555	-	-	2,090	-	-	-	-	-
38	Foxtail Pool Area	Pool Cabana Restrooms Refurbishment	2022	\$11,070	2022	20	\$11,070	-	-	-	-	-	-	-	-
39	Foxtail Pool Area	Pool Lift	2022	\$5,125	2022	12	\$5,125	-	-	-	-	7,307	-	-	-
40	Stormwater System	Stormwater Drainage Repair Allowance	2022	\$90,700	2022	10	\$90,700	-	-	121,893	-	-	-	-	-
41	Stormwater System	Pond Bank Erosion Control	2022	\$191,300	2022	10	\$191,300	-	-	257,091	-	-	-	-	-
42	Stormwater System	Pond Fountains and Controls	2022	\$43,565	2022	10	\$43,565	-	-	58,548	-	-	-	-	-
43	Bridge and Decking Systems	Bridge Deck Boards and Bridge Deck	2022	\$131,807	2022	15	\$131,807	-	-	-	-	-	-	-	205,351
44	Bridge and Decking Systems	Bridge Frame and Pilings	2022	\$69,372	2022	40	\$69,372	-	-	-	-	-	-	-	-
45	Bridge and Decking Systems	Bridge Repair Allowance	2022	\$17,360	2022	9	\$17,360	-	22,651	-	-	-	-	-	-
46	Irrigation System	Well Pumps	2022	\$19,989	2022	10	\$19,989	-	-	26,864	-	-	-	-	-
47	ADA Improvements	ADA-Tactile Strips	2022	\$5,535	2022	10	\$5,535	-	-	7,439	-	-	-	-	-
48	Mail System Areas	Metal Roofing-Clubhouse-Kiosk	2022	\$11,398	2022	30	\$11,398	-	-	-	-	-	-	-	-
49	Mail System Areas	Painting-Clubhouse Mail Pavilion	2022	\$509	2022	8	\$509	645	-	-	-	-	-	-	-
50	Mail System Areas	Mail Kiosk-Clubhouse	2022	\$65,600	2022	20	\$65,600	-	-	-	-	-	-	-	-
51	Mail System Areas	Metal Roofing-Foxtail-Kiosk	2022	\$50,000	2022	20	\$50,000	-	-	-	-	-	-	-	-
52	Mail System Areas	Painting-Foxtail Mail Pavilion	2022	\$259	2022	8	\$259	328	-	-	-	-	-	-	-
53	Mail System Areas	Mail Kiosk-Foxtail	2022	\$26,650	2022	20	\$26,650	-	-	-	-	-	-	-	-
54	Mail System Areas	Metal Roofing-Primrose Pavilion	2022	\$4,684	2022	30	\$4,684	-	-	-	-	-	-	-	-
55	Mail System Areas	Painting-Primrose Mail Pavilion	2022	\$259	2022	8	\$259	328	-	-	-	-	-	-	-
56	Mail System Areas	Mail Kiosk-Primrose	2022	\$18,450	2022	20	\$18,450	-	-	-	-	-	-	-	-
57	Main Pool Area	Mushroom Waterfall	2022	\$44,108	2022	15	\$44,108	-	-	-	-	-	-	-	68,719
58	Main Pool Area	Paint-Mushroom Waterfall	2022	\$513	2022	6	\$513	-	-	-	-	731	-	-	-
59	Main Pool Area	Pool-Pump and Equipment	2022	\$17,528	2022	8	\$17,528	22,204	-	-	-	-	-	-	-
60	Main Pool Area	Pool-Outdoor Shower	2022	\$2,255	2022	15	\$2,255	-	-	-	-	-	-	-	3,513
61	Main Pool Area	Pool-Furniture	2022	\$45,100	2022	8	\$45,100	57,131	-	-	-	-	-	-	-
62	Main Pool Area	Pool-Resurface	2022	\$64,224	2022	10	\$64,224	-	-	86,312	-	-	-	-	-
63	Main Pool Area	Pool-Pavers	2022	\$88,973	2022	25	\$88,973	-	-	-	-	-	-	-	-
64	Main Pool Area	Fencing-Aluminum-6'	2022	\$29,754	2022	25	\$29,754	-	-	-	-	-	-	-	-
65	Main Pool Area	Poo-Retaining Wall	2022	\$49,969	2022	30	\$49,969	-	-	-	-	-	-	-	-
66	Main Pool Area	Metal Roofing-Pavilions	2022	\$30,391	2022	30	\$30,391	-	-	-	-	-	-	-	-
67	Main Pool Area	Painting-Pavilions	2022	\$1,293	2022	8	\$1,293	1,638	-	-	-	-	-	-	-
68	Main Pool Area	Table Tennis	2022	\$1,640	2022	10	\$1,640	-	-	2,204	-	-	-	-	-
69	Main Pool Area	Foosball table	2022	\$1,335	2022	10	\$1,335	-	-	1,794	-	-	-	-	-
70	Main Pool Area	Shuffleboard table	2022	\$1,335	2022	10	\$1,335	-	-	1,794	-	-	-	-	-
71	Main Pool Area	ADA-Pool Lift	2022	\$20,000	2022	7	\$20,000	-	-	-	-	-	-	30,252	-

Item	Location	Asset Description	Pivot Yr	Pivot Val	Project Year	Useful Life (Yrs)	Current Cost (\$)	2038	2039	2040	2041	2042	2043	2044	2045
1	Annual-Sidewalk Repairs Allowance	Sidewalk Repairs Allowance-Annual	2022	\$1,100	2022	1	\$1,100	1,765	1,818	1,873	1,929	1,987	2,046	2,108	2,171
2	Annual-Landscape Enhancements, Reinvestment	Landscape Enhancements-Annual Reinvestment	2022	\$25,000	2022	1	\$25,000	40,118	41,321	42,561	43,838	45,153	46,507	47,903	49,340
3	Clubhouse	Cameras (30 cameras)	2022	\$41,000	2022	10	\$41,000	-	-	-	-	74,051	-	-	-
4	Clubhouse	Clubhouse Room Furniture	2022	\$4,203	2022	20	\$4,203	-	-	-	-	7,591	-	-	-
5	Clubhouse	Clubhouse Office Furniture	2022	\$1,845	2022	20	\$1,845	-	-	-	-	3,332	-	-	-
6	Clubhouse	Metal Roofing	2022	\$47,816	2022	30	\$47,816	-	-	-	-	-	-	-	-
7	Clubhouse	Painting-Exterior	2022	\$3,893	2022	8	\$3,893	6,247	-	-	-	-	-	-	-
8	Clubhouse	HVAC 3.0 Tons	2022	\$6,150	2022	12	\$6,150	-	-	-	-	-	-	-	-
9	Clubhouse	Painting-Interior	2022	\$3,942	2022	10	\$3,942	-	-	-	-	7,120	-	-	-
10	Clubhouse	Kitchen Regridgerator	2022	\$1,650	2022	15	\$1,650	-	-	-	-	-	-	-	-
11	Clubhouse	Kitchen Microwave	2022	\$300	2022	15	\$300	-	-	-	-	-	-	-	-
12	Clubhouse	Kitchen Cabinets	2022	\$10,152	2022	25	\$10,152	-	-	-	-	-	-	-	-
13	Clubhouse	Life Safety Systems Modernization	2022	\$4,408	2022	20	\$4,408	-	-	-	-	7,961	-	-	-
14	Clubhouse	Office Carpeting	2022	\$4,489	2022	8	\$4,489	7,204	-	-	-	-	-	-	-
15	Clubhouse	Office Computer	2022	\$1,000	2022	8	\$1,000	1,605	-	-	-	-	-	-	-
16	Clubhouse	Office Printer	2022	\$333	2022	8	\$333	534	-	-	-	-	-	-	-
17	Clubhouse	Restrooms-Refurbishment	2022	\$28,700	2022	20	\$28,700	-	-	-	-	51,835	-	-	-
18	Clubhouse	Television	2022	\$1,025	2022	10	\$1,025	-	-	-	-	1,851	-	-	-
19	Entry Areas	Metal Roofing	2022	\$8,425	2022	30	\$8,425	-	-	-	-	-	-	-	-
20	Entry Areas	Painting-Entry Monuments	2022	\$4,408	2022	8	\$4,408	7,074	-	-	-	-	-	-	-
21	Entry Areas	Entry Monuments Refurbishment/Replacement	2022	\$45,920	2022	20	\$45,920	-	-	-	-	82,937	-	-	-
22	Foxtail Pool Area	Pool Pumps and Equipment	2022	\$7,073	2022	8	\$7,073	11,350	-	-	-	-	-	-	-
23	Foxtail Pool Area	Pool Equipment Housing Box	2022	\$8,200	2022	25	\$8,200	-	-	-	-	-	-	-	-
24	Foxtail Pool Area	Pool Shower	2022	\$2,255	2022	15	\$2,255	-	-	-	-	-	-	-	-
25	Foxtail Pool Area	Pool Shower	2022	\$2,255	2022	15	\$2,255	-	-	-	-	-	-	-	-
26	Foxtail Pool Area	Pool Furniture	2022	\$14,862	2022	8	\$14,862	23,849	-	-	-	-	-	-	-
27	Foxtail Pool Area	Pool Resurfacing	2022	\$49,134	2022	8	\$49,134	78,846	-	-	-	-	-	-	-
28	Foxtail Pool Area	Pool Pavers	2022	\$29,614	2022	25	\$29,614	-	-	-	-	-	-	-	-
29	Foxtail Pool Area	Fencing-6' Aluminum	2022	\$13,224	2022	25	\$13,224	-	-	-	-	-	-	-	-
30	Foxtail Pool Area	Pool Area Pavilion Metal Roofing	2022	\$3,987	2022	30	\$3,987	-	-	-	-	-	-	-	-
31	Foxtail Pool Area	Painting-Pool Area Pavilion	2022	\$220	2022	8	\$220	353	-	-	-	-	-	-	-
32	Foxtail Pool Area	Trellis Replacement	2022	\$10,184	2022	16	\$10,184	16,342	-	-	-	-	-	-	-
33	Foxtail Pool Area	Painting-Trellis	2022	\$2,256	2022	8	\$2,256	3,620	-	-	-	-	-	-	-
34	Foxtail Pool Area	Pool Cabana Metal Roofing	2022	\$17,866	2022	30	\$17,866	-	-	-	-	-	-	-	-
35	Foxtail Pool Area	Painting-Exterior-Pool Cabana	2022	\$1,316	2022	8	\$1,316	2,112	-	-	-	-	-	-	-
36	Foxtail Pool Area	Pool Cabana	2022	\$1,316	2022	8	\$1,316	2,112	-	-	-	-	-	-	-
37	Foxtail Pool Area	Painting-Interior-Pool Cabana	2022	\$1,555	2022	10	\$1,555	-	-	-	-	2,809	-	-	-
38	Foxtail Pool Area	Pool Cabana Restrooms Refurbishment	2022	\$11,070	2022	20	\$11,070	-	-	-	-	19,994	-	-	-
39	Foxtail Pool Area	Pool Lift	2022	\$5,125	2022	12	\$5,125	-	-	-	-	-	-	-	-
40	Stormwater System	Stormwater Drainage Repair Allowance	2022	\$90,700	2022	10	\$90,700	-	-	-	-	163,814	-	-	-
41	Stormwater System	Pond Bank Erosion Control	2022	\$191,300	2022	10	\$191,300	-	-	-	-	345,509	-	-	-
42	Stormwater System	Pond Fountains and Controls	2022	\$43,565	2022	10	\$43,565	-	-	-	-	78,683	-	-	-
43	Bridge and Decking Systems	Bridge Deck Boards and Bridge Deck	2022	\$131,807	2022	15	\$131,807	-	-	-	-	-	-	-	-
44	Bridge and Decking Systems	Bridge Frame and Pilings	2022	\$69,372	2022	40	\$69,372	-	-	-	-	-	-	-	-
45	Bridge and Decking Systems	Bridge Repair Allowance	2022	\$17,360	2022	9	\$17,360	-	-	29,554	-	-	-	-	-
46	Irrigation System	Well Pumps	2022	\$19,989	2022	10	\$19,989	-	-	-	-	36,102	-	-	-
47	ADA Improvements	ADA-Tactile Strips	2022	\$5,535	2022	10	\$5,535	-	-	-	-	9,997	-	-	-
48	Mail System Areas	Metal Roofing-Clubhouse-Kiosk	2022	\$11,398	2022	30	\$11,398	-	-	-	-	-	-	-	-
49	Mail System Areas	Painting-Clubhouse Mail Pavilion	2022	\$509	2022	8	\$509	817	-	-	-	-	-	-	-
50	Mail System Areas	Mail Kiosk-Clubhouse	2022	\$65,600	2022	20	\$65,600	-	-	-	-	118,481	-	-	-
51	Mail System Areas	Metal Roofing-Foxtail-Kiosk	2022	\$50,000	2022	20	\$50,000	-	-	-	-	90,306	-	-	-
52	Mail System Areas	Painting-Foxtail Mail Pavilion	2022	\$259	2022	8	\$259	416	-	-	-	-	-	-	-
53	Mail System Areas	Mail Kiosk-Foxtail	2022	\$26,650	2022	20	\$26,650	-	-	-	-	48,133	-	-	-
54	Mail System Areas	Metal Roofing-Primrose Pavilion	2022	\$4,684	2022	30	\$4,684	-	-	-	-	-	-	-	-
55	Mail System Areas	Painting-Primrose Mail Pavilion	2022	\$259	2022	8	\$259	416	-	-	-	-	-	-	-
56	Mail System Areas	Mail Kiosk-Primrose	2022	\$18,450	2022	20	\$18,450	-	-	-	-	33,323	-	-	-
57	Main Pool Area	Mushroom Waterfall	2022	\$44,108	2022	15	\$44,108	-	-	-	-	-	-	-	-
58	Main Pool Area	Paint-Mushroom Waterfall	2022	\$513	2022	6	\$513	-	-	873	-	-	-	-	-
59	Main Pool Area	Pool-Pump and Equipment	2022	\$17,528	2022	8	\$17,528	28,127	-	-	-	-	-	-	-
60	Main Pool Area	Pool-Outdoor Shower	2022	\$2,255	2022	15	\$2,255	-	-	-	-	-	-	-	-
61	Main Pool Area	Pool-Furniture	2022	\$45,100	2022	8	\$45,100	72,372	-	-	-	-	-	-	-
62	Main Pool Area	Pool-Resurface	2022	\$64,224	2022	10	\$64,224	-	-	-	-	115,996	-	-	-
63	Main Pool Area	Pool-Pavers	2022	\$88,973	2022	25	\$88,973	-	-	-	-	-	-	-	-
64	Main Pool Area	Fencing-Aluminum-6'	2022	\$29,754	2022	25	\$29,754	-	-	-	-	-	-	-	-
65	Main Pool Area	Poo-Retaining Wall	2022	\$49,969	2022	30	\$49,969	-	-	-	-	-	-	-	-
66	Main Pool Area	Metal Roofing-Pavilions	2022	\$30,391	2022	30	\$30,391	-	-	-	-	-	-	-	-
67	Main Pool Area	Painting-Pavilions	2022	\$1,293	2022	8	\$1,293	2,075	-	-	-	-	-	-	-
68	Main Pool Area	Table Tennis	2022	\$1,640	2022	10	\$1,640	-	-	-	-	2,962	-	-	-
69	Main Pool Area	Foosball table	2022	\$1,335	2022	10	\$1,335	-	-	-	-	2,411	-	-	-
70	Main Pool Area	Shuffleboard table	2022	\$1,335	2022	10	\$1,335	-	-	-	-	2,411	-	-	-
71	Main Pool Area	ADA-Pool Lift	2022	\$20,000	2022	7	\$20,000	-	-	-	-	-	37,206	-	-

Item	Location	Asset Description	Pivot Yr	Pivot Val	Project Year	Useful Life (Yrs)	Current Cost (\$)	2046	2047	2048	2049	2050
1	Annual-Sidewalk Repairs Allowance	Sidewalk Repairs Allowance-Annual	2022	\$1,100	2022	1	\$1,100	2,236	2,303	2,372	2,443	2,517
2	Annual-Landscape Enhancements, Reinvestment	Landscape Enhancements-Annual Reinvestment	2022	\$25,000	2022	1	\$25,000	50,820	52,344	53,915	55,532	57,198
3	Clubhouse	Cameras (30 cameras)	2022	\$41,000	2022	10	\$41,000	-	-	-	-	-
4	Clubhouse	Clubhouse Room Furniture	2022	\$4,203	2022	20	\$4,203	-	-	-	-	-
5	Clubhouse	Clubhouse Office Furniture	2022	\$1,845	2022	20	\$1,845	-	-	-	-	-
6	Clubhouse	Metal Roofing	2022	\$47,816	2022	30	\$47,816	-	-	-	-	-
7	Clubhouse	Painting-Exterior	2022	\$3,893	2022	8	\$3,893	7,914	-	-	-	-
8	Clubhouse	HVAC 3.0 Tons	2022	\$6,150	2022	12	\$6,150	12,502	-	-	-	-
9	Clubhouse	Painting-Interior	2022	\$3,942	2022	10	\$3,942	-	-	-	-	-
10	Clubhouse	Kitchen Regridgerator	2022	\$1,650	2022	15	\$1,650	-	-	-	-	-
11	Clubhouse	Kitchen Microwave	2022	\$300	2022	15	\$300	-	-	-	-	-
12	Clubhouse	Kitchen Cabinets	2022	\$10,152	2022	25	\$10,152	-	21,256	-	-	-
13	Clubhouse	Life Safety Systems Modernization	2022	\$4,408	2022	20	\$4,408	-	-	-	-	-
14	Clubhouse	Office Carpeting	2022	\$4,489	2022	8	\$4,489	9,125	-	-	-	-
15	Clubhouse	Office Computer	2022	\$1,000	2022	8	\$1,000	2,033	-	-	-	-
16	Clubhouse	Office Printer	2022	\$333	2022	8	\$333	677	-	-	-	-
17	Clubhouse	Restrooms-Refurbishment	2022	\$28,700	2022	20	\$28,700	-	-	-	-	-
18	Clubhouse	Television	2022	\$1,025	2022	10	\$1,025	-	-	-	-	-
19	Entry Areas	Metal Roofing	2022	\$8,425	2022	30	\$8,425	-	-	-	-	-
20	Entry Areas	Painting-Entry Monuments	2022	\$4,408	2022	8	\$4,408	8,961	-	-	-	-
21	Entry Areas	Entry Monuments Refurbishment/Replacement	2022	\$45,920	2022	20	\$45,920	-	-	-	-	-
22	Foxtail Pool Area	Pool Pumps and Equipment	2022	\$7,073	2022	8	\$7,073	14,378	-	-	-	-
23	Foxtail Pool Area	Pool Equipment Housing Box	2022	\$8,200	2022	25	\$8,200	-	17,169	-	-	-
24	Foxtail Pool Area	Pool Shower	2022	\$2,255	2022	15	\$2,255	-	-	-	-	-
25	Foxtail Pool Area	Pool Shower	2022	\$2,255	2022	15	\$2,255	-	-	-	-	-
26	Foxtail Pool Area	Pool Furniture	2022	\$14,862	2022	8	\$14,862	30,211	-	-	-	-
27	Foxtail Pool Area	Pool Resurfacing	2022	\$49,134	2022	8	\$49,134	99,879	-	-	-	-
28	Foxtail Pool Area	Pool Pavers	2022	\$29,614	2022	25	\$29,614	-	62,005	-	-	-
29	Foxtail Pool Area	Fencing-6' Aluminum	2022	\$13,224	2022	25	\$13,224	-	27,688	-	-	-
30	Foxtail Pool Area	Pool Area Pavilion Metal Roofing	2022	\$3,987	2022	30	\$3,987	-	-	-	-	-
31	Foxtail Pool Area	Painting-Pool Area Pavilion	2022	\$220	2022	8	\$220	447	-	-	-	-
32	Foxtail Pool Area	Trellis Replacement	2022	\$10,184	2022	16	\$10,184	-	-	-	-	-
33	Foxtail Pool Area	Painting-Trellis	2022	\$2,256	2022	8	\$2,256	4,586	-	-	-	-
34	Foxtail Pool Area	Pool Cabana Metal Roofing	2022	\$17,866	2022	30	\$17,866	-	-	-	-	-
35	Foxtail Pool Area	Painting-Exterior-Pool Cabana	2022	\$1,316	2022	8	\$1,316	2,675	-	-	-	-
36	Foxtail Pool Area	Pool Cabana	2022	\$1,316	2022	8	\$1,316	2,675	-	-	-	-
37	Foxtail Pool Area	Painting-Interior-Pool Cabana	2022	\$1,555	2022	10	\$1,555	-	-	-	-	-
38	Foxtail Pool Area	Pool Cabana Restrooms Refurbishment	2022	\$11,070	2022	20	\$11,070	-	-	-	-	-
39	Foxtail Pool Area	Pool Lift	2022	\$5,125	2022	12	\$5,125	10,418	-	-	-	-
40	Stormwater System	Stormwater Drainage Repair Allowance	2022	\$90,700	2022	10	\$90,700	-	-	-	-	-
41	Stormwater System	Pond Bank Erosion Control	2022	\$191,300	2022	10	\$191,300	-	-	-	-	-
42	Stormwater System	Pond Fountains and Controls	2022	\$43,565	2022	10	\$43,565	-	-	-	-	-
43	Bridge and Decking Systems	Bridge Deck Boards and Bridge Deck	2022	\$131,807	2022	15	\$131,807	-	-	-	-	-
44	Bridge and Decking Systems	Bridge Frame and Pilings	2022	\$69,372	2022	40	\$69,372	-	-	-	-	-
45	Bridge and Decking Systems	Bridge Repair Allowance	2022	\$17,360	2022	9	\$17,360	-	-	-	38,562	-
46	Irrigation System	Well Pumps	2022	\$19,989	2022	10	\$19,989	-	-	-	-	-
47	ADA Improvements	ADA-Tactile Strips	2022	\$5,535	2022	10	\$5,535	-	-	-	-	-
48	Mail System Areas	Metal Roofing-Clubhouse-Kiosk	2022	\$11,398	2022	30	\$11,398	-	-	-	-	-
49	Mail System Areas	Painting-Clubhouse Mail Pavilion	2022	\$509	2022	8	\$509	1,035	-	-	-	-
50	Mail System Areas	Mail Kiosk-Clubhouse	2022	\$65,600	2022	20	\$65,600	-	-	-	-	-
51	Mail System Areas	Metal Roofing-Foxtail-Kiosk	2022	\$50,000	2022	20	\$50,000	-	-	-	-	-
52	Mail System Areas	Painting-Foxtail Mail Pavilion	2022	\$259	2022	8	\$259	526	-	-	-	-
53	Mail System Areas	Mail Kiosk-Foxtail	2022	\$26,650	2022	20	\$26,650	-	-	-	-	-
54	Mail System Areas	Metal Roofing-Primrose Pavilion	2022	\$4,684	2022	30	\$4,684	-	-	-	-	-
55	Mail System Areas	Painting-Primrose Mail Pavilion	2022	\$259	2022	8	\$259	526	-	-	-	-
56	Mail System Areas	Mail Kiosk-Primrose	2022	\$18,450	2022	20	\$18,450	-	-	-	-	-
57	Main Pool Area	Mushroom Waterfall	2022	\$44,108	2022	15	\$44,108	-	-	-	-	-
58	Main Pool Area	Paint-Mushroom Waterfall	2022	\$513	2022	6	\$513	1,043	-	-	-	-
59	Main Pool Area	Pool-Pump and Equipment	2022	\$17,528	2022	8	\$17,528	35,631	-	-	-	-
60	Main Pool Area	Pool-Outdoor Shower	2022	\$2,255	2022	15	\$2,255	-	-	-	-	-
61	Main Pool Area	Pool-Furniture	2022	\$45,100	2022	8	\$45,100	91,679	-	-	-	-
62	Main Pool Area	Pool-Resurface	2022	\$64,224	2022	10	\$64,224	-	-	-	-	-
63	Main Pool Area	Pool-Pavers	2022	\$88,973	2022	25	\$88,973	-	186,290	-	-	-
64	Main Pool Area	Fencing-Aluminum-6'	2022	\$29,754	2022	25	\$29,754	-	62,298	-	-	-
65	Main Pool Area	Poo-Retaining Wall	2022	\$49,969	2022	30	\$49,969	-	-	-	-	-
66	Main Pool Area	Metal Roofing-Pavilions	2022	\$30,391	2022	30	\$30,391	-	-	-	-	-
67	Main Pool Area	Painting-Pavilions	2022	\$1,293	2022	8	\$1,293	2,628	-	-	-	-
68	Main Pool Area	Table Tennis	2022	\$1,640	2022	10	\$1,640	-	-	-	-	-
69	Main Pool Area	Foosball table	2022	\$1,335	2022	10	\$1,335	-	-	-	-	-
70	Main Pool Area	Shuffleboard table	2022	\$1,335	2022	10	\$1,335	-	-	-	-	-
71	Main Pool Area	ADA-Pool Lift	2022	\$20,000	2022	7	\$20,000	-	-	-	-	45,759

Item	Location	Asset Description	Pivot Yr	Pivot Val	Project Year	Useful Life (Yrs)	Current Cost (\$)	2022	2023	2024	2025	2026	2027	2028	2029
72	Main Pool Area	Pool-Equipment Housing Boxes	2022	\$18,452	2022	25	\$18,452	18,452	-	-	-	-	-	-	-
73	Basketball Court Area	Court Color Coat	2022	\$3,931	2022	7	\$3,931	3,931	-	-	-	-	-	-	4,835
74	Basketball Court Area	Backboard w/hoops	2022	\$3,073	2022	15	\$3,073	3,073	-	-	-	-	-	-	-
75	Basketball Court Area	Park Benches	2022	\$1,538	2022	15	\$1,538	1,538	-	-	-	-	-	-	-
76	Tennis Court Area	Court Color Coat	2022	\$13,188	2022	7	\$13,188	13,188	-	-	-	-	-	-	16,220
77	Tennis Court Area	Fencing-Chain Link	2022	\$18,462	2022	25	\$18,462	18,462	-	-	-	-	-	-	-
78	Tennis Court Area	Metal Roofing-Pavilion	2022	\$275	2022	8	\$275	275	-	-	-	-	-	-	-
79	Tennis Court Area	Windscreens	2022	\$1,926	2022	5	\$1,926	1,926	-	-	-	-	2,233	-	-
80	Tennis Court Area	Painting-Pavilion	2022	\$275	2022	8	\$275	275	-	-	-	-	-	-	-
81	Dog Park Area	Fencing-Chain Link-3'	2022	\$3,600	2022	16	\$3,600	3,600	-	-	-	-	-	-	-
82	Dog Park Area	Play Structures	2022	\$8,610	2022	20	\$8,610	8,610	-	-	-	-	-	-	-
83	Dog Park Area	Metal Roofing-Pavilion	2022	\$3,987	2022	30	\$3,987	3,987	-	-	-	-	-	-	-
84	Dog Park Area	Painting-Pavilion	2022	\$220	2022	8	\$220	220	-	-	-	-	-	-	-
85	Dog Park Area	Park Benches	2022	\$2,307	2022	15	\$2,307	2,307	-	-	-	-	-	-	-
86	Access System	Dog Park	2022	\$20,500	2022	15	\$20,500	20,500	-	-	-	-	-	-	-
87	Playground	Metal Roofing-Restroom	2022	\$15,129	2022	30	\$15,129	15,129	-	-	-	-	-	-	-
88	Playground	Painting-Restroom-Exterior	2022	\$1,044	2022	8	\$1,044	1,044	-	-	-	-	-	-	-
89	Playground	Painting-Restroom-Interior	2022	\$1,149	2022	10	\$1,149	1,149	-	-	-	-	-	-	-
90	Playground	Restrooms-Refurbishment	2022	\$5,536	2022	20	\$5,536	5,536	-	-	-	-	-	-	-
91	Playground	Metal Roofing-Pavilion	2022	\$3,987	2022	30	\$3,987	3,987	-	-	-	-	-	-	-
92	Playground	Park Benches	2022	\$2,307	2022	15	\$2,307	2,307	-	-	-	-	-	-	-
93	Playground	Painting-Pavilion	2022	\$220	2022	8	\$220	220	-	-	-	-	-	-	-
94	Playground	Play Structure w/slide-main	2022	\$121,975	2022	15	\$121,975	121,975	-	-	-	-	-	-	-
95	Playground	Play Structure w/slide-w/shade	2022	\$16,605	2022	15	\$16,605	16,605	-	-	-	-	-	-	-
96	Playground	Play Structure-small	2022	\$13,325	2022	15	\$13,325	13,325	-	-	-	-	-	-	-
97	Playground	Play Boulders	2022	\$20,500	2022	15	\$20,500	20,500	-	-	-	-	-	-	-
98	Playground	Fencing-Chain Link-3'	2022	\$25,583	2022	12	\$25,583	25,583	-	-	-	-	-	-	-
99	Playground	Fencing Repairs	2022	\$5,125	2022	6	\$5,125	5,125	-	-	-	-	-	6,120	-
100	Playground	Playground Equipment Shade	2022	\$10,250	2022	10	\$10,250	10,250	-	-	-	-	-	-	-
101	Playground	Swingset	2022	\$4,920	2022	25	\$4,920	4,920	-	-	-	-	-	-	-
102	Park and Recreation	BBQ Grills	2022	\$2,052	2022	12	\$2,052	2,052	-	-	-	-	-	-	-
103	Dock and Deck	ADA-Railings-Dock and Clubhouse	2022	\$15,725	2022	20	\$15,725	15,725	-	-	-	-	-	-	-
104	Park and Recreation	Trash Cans	2022	\$6,768	2022	15	\$6,768	6,768	-	-	-	-	-	-	-
105	Park and Recreation	Picnic Tables	2022	\$14,663	2022	15	\$14,663	14,663	-	-	-	-	-	-	-
106	Dock and Deck	Dock Deck Boards and Railings	2022	\$98,210	2022	15	\$98,210	98,210	-	-	-	-	-	-	-
107	Dock and Deck	Dock Frame and Pilings	2022	\$44,560	2022	40	\$44,560	44,560	-	-	-	-	-	-	-
108	Dock and Deck	Repairs Allowance	2022	\$11,430	2022	9	\$11,430	11,430	-	-	-	-	-	-	-
109	Park and Recreation	Flag Pole	2022	\$3,075	2022	30	\$3,075	3,075	-	-	-	-	-	-	-
110	Paving	Clubhouse-Parking Lot	2022	\$36,270	2022	20	\$36,270	36,270	-	-	-	-	-	-	-
111	Paving	Clubhouse-Parking Lot-Seal Coat	2022	\$6,517	2022	6	\$6,517	6,517	-	-	-	-	-	7,782	-
112	Paving	Townhomes-Streets and North Parking Lot	2022	\$74,417	2022	20	\$74,417	74,417	-	-	-	-	-	-	-
113	Paving	Townhomes-Streets and South Parking Lot	2022	\$15,305	2022	20	\$15,305	15,305	-	-	-	-	-	-	-
114	Walls and Fencing	Fencing-Decorative Vinyl-6'	2022	\$508,242	2022	20	\$508,242	508,242	-	-	-	-	-	-	-
115	Walls and Fencing	Fencing-Vinyl-6'	2022	\$110,869	2022	20	\$110,869	110,869	-	-	-	-	-	-	-
116	Walls and Fencing	Fencing-Aluminum-5'	2022	\$94,816	2022	25	\$94,816	94,816	-	-	-	-	-	-	-
117	Walls and Fencing	Fencing-Chain Link-6'	2022	\$17,284	2022	25	\$17,284	17,284	-	-	-	-	-	-	-
118	Walls and Fencing	Fencing-Slotted-Vinyl-4'	2022	\$196,860	2022	20	\$196,860	196,860	-	-	-	-	-	-	-
119	Walls and Fencing	Retaining Wall-w/Fencing-Aluminum-3'-NW Corner of Long Lake	2022	\$48,654	2022	30	\$48,654	48,654	-	-	-	-	-	-	-
120	Walls and Fencing	Retaining Wall-w/Fencing-Aluminum-4'-Primrose	2022	\$2,762	2022	14	\$2,762	2,762	-	-	-	-	-	-	-
Total Planned Expenditures								\$ 3,228,504	\$ 25,750	\$ 27,689	\$ 102,378	\$ 29,376	\$ 32,490	\$ 45,678	\$ 77,751

Reserve Fund Activity							
Beginning Reserve Balance		\$ 670,252	\$ 918,660	\$ 1,104,847	\$ 1,228,021	\$ 1,351,454	\$ 1,475,405
Plus Annual Assessment		236,580	272,628	280,807	289,231	297,908	306,845
Less Annual Expenditures		-	(101,504)	(175,000)	(185,000)	(195,000)	(200,000)
Interest on Avg. Balance		11,828	15,063	17,366	19,202	21,044	22,932
Ending Reserve Balance		\$ 918,660	\$ 1,104,847	\$ 1,228,021	\$ 1,351,454	\$ 1,475,405	\$ 1,605,183

Cost Assumptions & Results	
Annual Project Cost Inflation Rate	3.00%
Annual Contribution Increase	3.00%
Annual Interest Rate on Savings	1.50%
Min. Reserve Balance Targeted	\$1,000,000

This number is higher at today's value, discuss with the Board  
Recommended Annual % increase to CRF Assessment  
Bank United committed to 2.5%

Item	Location	Asset Description	Pivot Yr	Pivot Val	Project Year	Useful Life (Yrs)	Current Cost (\$)	2030	2031	2032	2033	2034	2035	2036	2037
72	Main Pool Area	Pool-Equipment Housing Boxes	2022	\$18,452	2022	25	\$18,452	-	-	-	-	-	-	-	-
73	Basketball Court Area	Court Color Coat	2022	\$3,931	2022	7	\$3,931	-	-	-	-	-	-	5,946	-
74	Basketball Court Area	Backboard w/hoops	2022	\$3,073	2022	15	\$3,073	-	-	-	-	-	-	-	4,788
75	Basketball Court Area	Park Benches	2022	\$1,538	2022	15	\$1,538	-	-	-	-	-	-	-	2,396
76	Tennis Court Area	Court Color Coat	2022	\$13,188	2022	7	\$13,188	-	-	-	-	-	-	19,948	-
77	Tennis Court Area	Fencing-Chain Link	2022	\$18,462	2022	25	\$18,462	-	-	-	-	-	-	-	-
78	Tennis Court Area	Metal Roofing-Pavilion	2022	\$275	2022	8	\$275	348	-	-	-	-	-	-	-
79	Tennis Court Area	Windscreens	2022	\$1,926	2022	5	\$1,926	-	-	2,588	-	-	-	-	3,001
80	Tennis Court Area	Painting-Pavilion	2022	\$275	2022	8	\$275	348	-	-	-	-	-	-	-
81	Dog Park Area	Fencing-Chain Link-3'	2022	\$3,600	2022	16	\$3,600	-	-	-	-	-	-	-	-
82	Dog Park Area	Play Structures	2022	\$8,610	2022	20	\$8,610	-	-	-	-	-	-	-	-
83	Dog Park Area	Metal Roofing-Pavilion	2022	\$3,987	2022	30	\$3,987	-	-	-	-	-	-	-	-
84	Dog Park Area	Painting-Pavilion	2022	\$220	2022	8	\$220	279	-	-	-	-	-	-	-
85	Dog Park Area	Park Benches	2022	\$2,307	2022	15	\$2,307	-	-	-	-	-	-	-	3,594
86	Access System	Dog Park	2022	\$20,500	2022	15	\$20,500	-	-	-	-	-	-	-	31,938
87	Playground	Metal Roofing-Restroom	2022	\$15,129	2022	30	\$15,129	-	-	-	-	-	-	-	-
88	Playground	Painting-Restroom-Exterior	2022	\$1,044	2022	8	\$1,044	1,323	-	-	-	-	-	-	-
89	Playground	Painting-Restroom-Interior	2022	\$1,149	2022	10	\$1,149	-	-	1,544	-	-	-	-	-
90	Playground	Restrooms-Refurbishment	2022	\$5,536	2022	20	\$5,536	-	-	-	-	-	-	-	-
91	Playground	Metal Roofing-Pavilion	2022	\$3,987	2022	30	\$3,987	-	-	-	-	-	-	-	-
92	Playground	Park Benches	2022	\$2,307	2022	15	\$2,307	-	-	-	-	-	-	-	3,594
93	Playground	Painting-Pavilion	2022	\$220	2022	8	\$220	279	-	-	-	-	-	-	-
94	Playground	Play Structure w/slide-main	2022	\$121,975	2022	15	\$121,975	-	-	-	-	-	-	-	190,033
95	Playground	Play Structure w/slide-w/shade	2022	\$16,605	2022	15	\$16,605	-	-	-	-	-	-	-	25,870
96	Playground	Play Structure-small	2022	\$13,325	2022	15	\$13,325	-	-	-	-	-	-	-	20,760
97	Playground	Play Boulders	2022	\$20,500	2022	15	\$20,500	-	-	-	-	-	-	-	31,938
98	Playground	Fencing-Chain Link-3'	2022	\$25,583	2022	12	\$25,583	-	-	-	-	36,475	-	-	-
99	Playground	Fencing Repairs	2022	\$5,125	2022	6	\$5,125	-	-	-	-	7,307	-	-	-
100	Playground	Playground Equipment Shade	2022	\$10,250	2022	10	\$10,250	-	-	13,775	-	-	-	-	-
101	Playground	Swingset	2022	\$4,920	2022	25	\$4,920	-	-	-	-	-	-	-	-
102	Park and Recreation	BBQ Grills	2022	\$2,052	2022	12	\$2,052	-	-	-	-	2,926	-	-	-
103	Dock and Deck	ADA-Railings-Dock and Clubhouse	2022	\$15,725	2022	20	\$15,725	-	-	-	-	-	-	-	-
104	Park and Recreation	Trash Cans	2022	\$6,768	2022	15	\$6,768	-	-	-	-	-	-	-	10,544
105	Park and Recreation	Picnic Tables	2022	\$14,663	2022	15	\$14,663	-	-	-	-	-	-	-	22,844
106	Dock and Deck	Dock Deck Boards and Railings	2022	\$98,210	2022	15	\$98,210	-	-	-	-	-	-	-	153,008
107	Dock and Deck	Dock Frame and Pilings	2022	\$44,560	2022	40	\$44,560	-	-	-	-	-	-	-	-
108	Dock and Deck	Repairs Allowance	2022	\$11,430	2022	9	\$11,430	-	14,914	-	-	-	-	-	-
109	Park and Recreation	Flag Pole	2022	\$3,075	2022	30	\$3,075	-	-	-	-	-	-	-	-
110	Paving	Clubhouse-Parking Lot	2022	\$36,270	2022	20	\$36,270	-	-	-	-	-	-	-	-
111	Paving	Clubhouse-Parking Lot-Seal Coat	2022	\$6,517	2022	6	\$6,517	-	-	-	-	9,292	-	-	-
112	Paving	Townhomes-Streets and North Parking Lot	2022	\$74,417	2022	20	\$74,417	-	-	-	-	-	-	-	-
113	Paving	Townhomes-Streets and South Parking Lot	2022	\$15,305	2022	20	\$15,305	-	-	-	-	-	-	-	-
114	Walls and Fencing	Fencing-Decorative Vinyl-6'	2022	\$508,242	2022	20	\$508,242	-	-	-	-	-	-	-	-
115	Walls and Fencing	Fencing-Vinyl-6'	2022	\$110,869	2022	20	\$110,869	-	-	-	-	-	-	-	-
116	Walls and Fencing	Fencing-Aluminum-5'	2022	\$94,816	2022	25	\$94,816	-	-	-	-	-	-	-	-
117	Walls and Fencing	Fencing-Chain Link-6'	2022	\$17,284	2022	25	\$17,284	-	-	-	-	-	-	-	-
118	Walls and Fencing	Fencing-Slotted-Vinyl-4'	2022	\$196,860	2022	20	\$196,860	-	-	-	-	-	-	-	-
119	Walls and Fencing	Retaining Wall-w/Fencing-Aluminum-3'-NW Corner of Long Lake	2022	\$48,654	2022	30	\$48,654	-	-	-	-	-	-	-	-
120	Walls and Fencing	Retaining Wall-w/Fencing-Aluminum-4'-Primrose	2022	\$2,762	2022	14	\$2,762	-	-	-	-	-	-	4,178	-
Total Planned Expenditures								\$ 232,303	\$ 71,619	\$ 680,788	\$ 36,129	\$ 110,019	\$ 38,329	\$ 99,802	\$ 832,620

Reserve Fund Activity								
Beginning Reserve Balance	\$ 1,736,107	\$ 1,868,472	\$ 2,002,587	\$ 2,138,773	\$ 2,277,365	\$ 2,529,537	\$ 2,796,567	\$ 3,079,008
Plus Annual Assessment	325,532	335,298	345,357	355,718	366,389	377,381	388,702	400,363
Less Annual Expenditures	(220,000)	(230,000)	(240,000)	(250,000)	(150,000)	(150,000)	(150,000)	(150,000)
Interest on Avg. Balance	26,833	28,817	30,829	32,874	35,783	39,648	43,739	48,063
Ending Reserve Balance	\$ 1,868,472	\$ 2,002,587	\$ 2,138,773	\$ 2,277,365	\$ 2,529,537	\$ 2,796,567	\$ 3,079,008	\$ 3,377,434

Cost Assumptions & Results	
Annual Project Cost Inflation Rate	3.00%
Annual Contribution Increase	3.00%
Annual Interest Rate on Savings	1.50%
Min. Reserve Balance Targeted	\$1,000,000

Item	Location	Asset Description	Pivot Yr	Pivot Val	Project Year	Useful Life (Yrs)	Current Cost (\$)	2038	2039	2040	2041	2042	2043	2044	2045
72	Main Pool Area	Pool-Equipment Housing Boxes	2022	\$18,452	2022	25	\$18,452	-	-	-	-	-	-	-	-
73	Basketball Court Area	Court Color Coat	2022	\$3,931	2022	7	\$3,931	-	-	-	-	-	7,313	-	-
74	Basketball Court Area	Backboard w/hoops	2022	\$3,073	2022	15	\$3,073	-	-	-	-	-	-	-	-
75	Basketball Court Area	Park Benches	2022	\$1,538	2022	15	\$1,538	-	-	-	-	-	-	-	-
76	Tennis Court Area	Court Color Coat	2022	\$13,188	2022	7	\$13,188	-	-	-	-	-	24,534	-	-
77	Tennis Court Area	Fencing-Chain Link	2022	\$18,462	2022	25	\$18,462	-	-	-	-	-	-	-	-
78	Tennis Court Area	Metal Roofing-Pavilion	2022	\$275	2022	8	\$275	441	-	-	-	-	-	-	-
79	Tennis Court Area	Windscreens	2022	\$1,926	2022	5	\$1,926	-	-	-	-	3,479	-	-	-
80	Tennis Court Area	Painting-Pavilion	2022	\$275	2022	8	\$275	441	-	-	-	-	-	-	-
81	Dog Park Area	Fencing-Chain Link-3'	2022	\$3,600	2022	16	\$3,600	5,777	-	-	-	-	-	-	-
82	Dog Park Area	Play Structures	2022	\$8,610	2022	20	\$8,610	-	-	-	-	15,551	-	-	-
83	Dog Park Area	Metal Roofing-Pavilion	2022	\$3,987	2022	30	\$3,987	-	-	-	-	-	-	-	-
84	Dog Park Area	Painting-Pavilion	2022	\$220	2022	8	\$220	353	-	-	-	-	-	-	-
85	Dog Park Area	Park Benches	2022	\$2,307	2022	15	\$2,307	-	-	-	-	-	-	-	-
86	Access System	Dog Park	2022	\$20,500	2022	15	\$20,500	-	-	-	-	-	-	-	-
87	Playground	Metal Roofing-Restroom	2022	\$15,129	2022	30	\$15,129	-	-	-	-	-	-	-	-
88	Playground	Painting-Restroom-Exterior	2022	\$1,044	2022	8	\$1,044	1,675	-	-	-	-	-	-	-
89	Playground	Painting-Restroom-Interior	2022	\$1,149	2022	10	\$1,149	-	-	-	-	2,075	-	-	-
90	Playground	Restrooms-Refurbishment	2022	\$5,536	2022	20	\$5,536	-	-	-	-	9,999	-	-	-
91	Playground	Metal Roofing-Pavilion	2022	\$3,987	2022	30	\$3,987	-	-	-	-	-	-	-	-
92	Playground	Park Benches	2022	\$2,307	2022	15	\$2,307	-	-	-	-	-	-	-	-
93	Playground	Painting-Pavilion	2022	\$220	2022	8	\$220	353	-	-	-	-	-	-	-
94	Playground	Play Structure w/slide-main	2022	\$121,975	2022	15	\$121,975	-	-	-	-	-	-	-	-
95	Playground	Play Structure w/slide-w/shade	2022	\$16,605	2022	15	\$16,605	-	-	-	-	-	-	-	-
96	Playground	Play Structure-small	2022	\$13,325	2022	15	\$13,325	-	-	-	-	-	-	-	-
97	Playground	Play Boulders	2022	\$20,500	2022	15	\$20,500	-	-	-	-	-	-	-	-
98	Playground	Fencing-Chain Link-3'	2022	\$25,583	2022	12	\$25,583	-	-	-	-	-	-	-	-
99	Playground	Fencing Repairs	2022	\$5,125	2022	6	\$5,125	-	-	8,725	-	-	-	-	-
100	Playground	Playground Equipment Shade	2022	\$10,250	2022	10	\$10,250	-	-	-	-	18,513	-	-	-
101	Playground	Swingset	2022	\$4,920	2022	25	\$4,920	-	-	-	-	-	-	-	-
102	Park and Recreation	BBQ Grills	2022	\$2,052	2022	12	\$2,052	-	-	-	-	-	-	-	-
103	Dock and Deck	ADA-Railings-Dock and Clubhouse	2022	\$15,725	2022	20	\$15,725	-	-	-	-	28,401	-	-	-
104	Park and Recreation	Trash Cans	2022	\$6,768	2022	15	\$6,768	-	-	-	-	-	-	-	-
105	Park and Recreation	Picnic Tables	2022	\$14,663	2022	15	\$14,663	-	-	-	-	-	-	-	-
106	Dock and Deck	Dock Deck Boards and Railings	2022	\$98,210	2022	15	\$98,210	-	-	-	-	-	-	-	-
107	Dock and Deck	Dock Frame and Pilings	2022	\$44,560	2022	40	\$44,560	-	-	-	-	-	-	-	-
108	Dock and Deck	Repairs Allowance	2022	\$11,430	2022	9	\$11,430	-	19,459	-	-	-	-	-	-
109	Park and Recreation	Flag Pole	2022	\$3,075	2022	30	\$3,075	-	-	-	-	-	-	-	-
110	Paving	Clubhouse-Parking Lot	2022	\$36,270	2022	20	\$36,270	-	-	-	-	65,508	-	-	-
111	Paving	Clubhouse-Parking Lot-Seal Coat	2022	\$6,517	2022	6	\$6,517	-	-	11,095	-	-	-	-	-
112	Paving	Townhomes-Streets and North Parking Lot	2022	\$74,417	2022	20	\$74,417	-	-	-	-	134,405	-	-	-
113	Paving	Townhomes-Streets and South Parking Lot	2022	\$15,305	2022	20	\$15,305	-	-	-	-	27,643	-	-	-
114	Walls and Fencing	Fencing-Decorative Vinyl-6'	2022	\$508,242	2022	20	\$508,242	-	-	-	-	917,942	-	-	-
115	Walls and Fencing	Fencing-Vinyl-6'	2022	\$110,869	2022	20	\$110,869	-	-	-	-	200,242	-	-	-
116	Walls and Fencing	Fencing-Aluminum-5'	2022	\$94,816	2022	25	\$94,816	-	-	-	-	-	-	-	-
117	Walls and Fencing	Fencing-Chain Link-6'	2022	\$17,284	2022	25	\$17,284	-	-	-	-	-	-	-	-
118	Walls and Fencing	Fencing-Slotted-Vinyl-4'	2022	\$196,860	2022	20	\$196,860	-	-	-	-	355,551	-	-	-
119	Walls and Fencing	Retaining Wall-w/Fencing-Aluminum-3'-NW Corner of Long Lake	2022	\$48,654	2022	30	\$48,654	-	-	-	-	-	-	-	-
120	Walls and Fencing	Retaining Wall-w/Fencing-Aluminum-4'-Primrose	2022	\$2,762	2022	14	\$2,762	-	-	-	-	-	-	-	-
Total Planned Expenditures								\$ 316,394	\$ 43,139	\$ 114,140	\$ 45,767	\$ 3,134,055	\$ 117,606	\$ 50,010	\$ 51,511

Reserve Fund Activity								
Beginning Reserve Balance	\$ 3,377,434	\$ 3,692,438	\$ 4,024,630	\$ 4,374,644	\$ 4,743,131	\$ 5,130,765	\$ 5,538,241	\$ 5,966,279
Plus Annual Assessment	412,374	424,746	437,488	450,613	464,131	478,055	492,396	507,168
Less Annual Expenditures	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
Interest on Avg. Balance	52,629	57,447	62,526	67,874	73,503	79,422	85,642	92,173
Ending Reserve Balance	\$ 3,692,438	\$ 4,024,630	\$ 4,374,644	\$ 4,743,131	\$ 5,130,765	\$ 5,538,241	\$ 5,966,279	\$ 6,415,621

Cost Assumptions & Results	
Annual Project Cost Inflation Rate	3.00%
Annual Contribution Increase	3.00%
Annual Interest Rate on Savings	1.50%
Min. Reserve Balance Targeted	\$1,000,000



Item	Location	Asset Description	Pivot Yr	Pivot Val	Project Year	Useful Life (Yrs)	Current Cost (\$)	2046	2047	2048	2049	2050	
72	Main Pool Area	Pool-Equipment Housing Boxes	2022	\$18,452	2022	25	\$18,452	-	38,634	-	-	-	
73	Basketball Court Area	Court Color Coat	2022	\$3,931	2022	7	\$3,931	-	-	-	-	8,994	
74	Basketball Court Area	Backboard w/hoops	2022	\$3,073	2022	15	\$3,073	-	-	-	-	-	
75	Basketball Court Area	Park Benches	2022	\$1,538	2022	15	\$1,538	-	-	-	-	-	
76	Tennis Court Area	Court Color Coat	2022	\$13,188	2022	7	\$13,188	-	-	-	-	30,173	
77	Tennis Court Area	Fencing-Chain Link	2022	\$18,462	2022	25	\$18,462	-	38,655	-	-	-	
78	Tennis Court Area	Metal Roofing-Pavilion	2022	\$275	2022	8	\$275	559	-	-	-	-	
79	Tennis Court Area	Windscreens	2022	\$1,926	2022	5	\$1,926	-	4,033	-	-	-	
80	Tennis Court Area	Painting-Pavilion	2022	\$275	2022	8	\$275	559	-	-	-	-	
81	Dog Park Area	Fencing-Chain Link-3'	2022	\$3,600	2022	16	\$3,600	-	-	-	-	-	
82	Dog Park Area	Play Structures	2022	\$8,610	2022	20	\$8,610	-	-	-	-	-	
83	Dog Park Area	Metal Roofing-Pavilion	2022	\$3,987	2022	30	\$3,987	-	-	-	-	-	
84	Dog Park Area	Painting-Pavilion	2022	\$220	2022	8	\$220	447	-	-	-	-	
85	Dog Park Area	Park Benches	2022	\$2,307	2022	15	\$2,307	-	-	-	-	-	
86	Access System	Dog Park	2022	\$20,500	2022	15	\$20,500	-	-	-	-	-	
87	Playground	Metal Roofing-Restroom	2022	\$15,129	2022	30	\$15,129	-	-	-	-	-	
88	Playground	Painting-Restroom-Exterior	2022	\$1,044	2022	8	\$1,044	2,122	-	-	-	-	
89	Playground	Painting-Restroom-Interior	2022	\$1,149	2022	10	\$1,149	-	-	-	-	-	
90	Playground	Restrooms-Refurbishment	2022	\$5,536	2022	20	\$5,536	-	-	-	-	-	
91	Playground	Metal Roofing-Pavilion	2022	\$3,987	2022	30	\$3,987	-	-	-	-	-	
92	Playground	Park Benches	2022	\$2,307	2022	15	\$2,307	-	-	-	-	-	
93	Playground	Painting-Pavilion	2022	\$220	2022	8	\$220	447	-	-	-	-	
94	Playground	Play Structure w/slide-main	2022	\$121,975	2022	15	\$121,975	-	-	-	-	-	
95	Playground	Play Structure w/slide-w/shade	2022	\$16,605	2022	15	\$16,605	-	-	-	-	-	
96	Playground	Play Structure-small	2022	\$13,325	2022	15	\$13,325	-	-	-	-	-	
97	Playground	Play Boulders	2022	\$20,500	2022	15	\$20,500	-	-	-	-	-	
98	Playground	Fencing-Chain Link-3'	2022	\$25,583	2022	12	\$25,583	52,005	-	-	-	-	
99	Playground	Fencing Repairs	2022	\$5,125	2022	6	\$5,125	10,418	-	-	-	-	
100	Playground	Playground Equipment Shade	2022	\$10,250	2022	10	\$10,250	-	-	-	-	-	
101	Playground	Swingset	2022	\$4,920	2022	25	\$4,920	-	10,301	-	-	-	
102	Park and Recreation	BBQ Grills	2022	\$2,052	2022	12	\$2,052	4,171	-	-	-	-	
103	Dock and Deck	ADA-Railings-Dock and Clubhouse	2022	\$15,725	2022	20	\$15,725	-	-	-	-	-	
104	Park and Recreation	Trash Cans	2022	\$6,768	2022	15	\$6,768	-	-	-	-	-	
105	Park and Recreation	Picnic Tables	2022	\$14,663	2022	15	\$14,663	-	-	-	-	-	
106	Dock and Deck	Dock Deck Boards and Railings	2022	\$98,210	2022	15	\$98,210	-	-	-	-	-	
107	Dock and Deck	Dock Frame and Pilings	2022	\$44,560	2022	40	\$44,560	-	-	-	-	-	
108	Dock and Deck	Repairs Allowance	2022	\$11,430	2022	9	\$11,430	-	-	-	25,389	-	
109	Park and Recreation	Flag Pole	2022	\$3,075	2022	30	\$3,075	-	-	-	-	-	
110	Paving	Clubhouse-Parking Lot	2022	\$36,270	2022	20	\$36,270	-	-	-	-	-	
111	Paving	Clubhouse-Parking Lot-Seal Coat	2022	\$6,517	2022	6	\$6,517	13,248	-	-	-	-	
112	Paving	Townhomes-Streets and North Parking Lot	2022	\$74,417	2022	20	\$74,417	-	-	-	-	-	
113	Paving	Townhomes-Streets and South Parking Lot	2022	\$15,305	2022	20	\$15,305	-	-	-	-	-	
114	Walls and Fencing	Fencing-Decorative Vinyl-6'	2022	\$508,242	2022	20	\$508,242	-	-	-	-	-	
115	Walls and Fencing	Fencing-Vinyl-6'	2022	\$110,869	2022	20	\$110,869	-	-	-	-	-	
116	Walls and Fencing	Fencing-Aluminum-5'	2022	\$94,816	2022	25	\$94,816	-	198,524	-	-	-	
117	Walls and Fencing	Fencing-Chain Link-6'	2022	\$17,284	2022	25	\$17,284	-	36,189	-	-	-	
118	Walls and Fencing	Fencing-Slotted-Vinyl-4'	2022	\$196,860	2022	20	\$196,860	-	-	-	-	-	
119	Walls and Fencing	Retaining Wall-w/Fencing-Aluminum-3'-NW Corner of Long Lake	2022	\$48,654	2022	30	\$48,654	-	-	-	-	-	
120	Walls and Fencing	Retaining Wall-w/Fencing-Aluminum-4'-Primrose	2022	\$2,762	2022	14	\$2,762	-	-	-	-	6,319	
Total Planned Expenditures								\$ 476,582	\$ 757,690	\$ 56,287	\$ 121,927	\$ 150,960	\$ 281,385
								Annual Average					

Reserve Fund Activity						
Beginning Reserve Balance	\$ 6,415,621	\$ 6,887,031	\$ 7,381,302	\$ 7,899,250	\$ 8,441,717	\$ 9,009,575
Plus Annual Assessment	522,383	538,055	554,197	570,822	587,947	404,827
Less Annual Expenditures	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(162,732)
Interest on Avg. Balance	99,027	106,216	113,751	121,645	129,910	136,959
Ending Reserve Balance	\$ 6,887,031	\$ 7,381,302	\$ 7,899,250	\$ 8,441,717	\$ 9,009,575	\$ 9,388,629

Cost Assumptions & Results	
Annual Project Cost Inflation Rate	3.00%
Annual Contribution Increase	3.00%
Annual Interest Rate on Savings	1.50%
Min. Reserve Balance Targeted	\$1,000,000

# Grand HavenCDD - Capital Reserve Plan

Fiscal Year	2022		
Capital Project Costs			
Location	Item	Asset Description	Total
Access System	86	Dog Park	\$20,500
ADA Improvements	47	ADA-Tactile Strips	\$5,535
Annual-Landscape Enhancements, Reinvestment	2	Landscape Enhancements-Annual Reinvestment	\$25,000
Annual-Sidewalk Repairs Allowance	1	Sidewalk Repairs Allowance-Annual	\$1,100
Basketball Court Area	73	Court Color Coat	\$3,931
	74	Backboard w/hoops	\$3,073
	75	Park Benches	\$1,538
Bridge and Decking Systems	43	Bridge Deck Boards and Bridge Deck	\$131,807
	44	Bridge Frame and Pilings	\$69,372
	45	Bridge Repair Allowance	\$17,360
Clubhouse	3	Cameras (30 cameras)	\$41,000
	4	Clubhouse Room Furniture	\$4,203
	5	Clubhouse Office Furniture	\$1,845
	6	Metal Roofing	\$47,816
	7	Painting-Exterior	\$3,893
	8	HVAC 3.0 Tons	\$6,150
	9	Painting-Interior	\$3,942
	10	Kitchen Regridgerator	\$1,650
	11	Kitchen Microwave	\$300
	12	Kitchen Cabinets	\$10,152
	13	Life Safety Systems Modernization	\$4,408
	14	Office Carpeting	\$4,489
	15	Office Computer	\$1,000
	16	Office Printer	\$333
	17	Restrooms-Refurbishment	\$28,700
	18	Television	\$1,025
Dock and Deck	103	ADA-Railings-Dock and Clubhouse	\$15,725
	106	Dock Deck Boards and Railings	\$98,210
	107	Dock Frame and Pilings	\$44,560
	108	Repairs Allowance	\$11,430
Dog Park Area	81	Fencing-Chain Link-3'	\$3,600
	82	Play Structures	\$8,610
	83	Metal Roofing-Pavilion	\$3,987
	84	Painting-Pavilion	\$220
	85	Park Benches	\$2,307
Entry Areas	19	Metal Roofing	\$8,425
	20	Painting-Entry Monuments	\$4,408
	21	Entry Monuments Refurbishment/Replacement	\$45,920
Foxtail Pool Area	22	Pool Pumps and Equipment	\$7,073
	23	Pool Equipment Housing Box	\$8,200
	24	Pool Shower	\$2,255
	25	Pool Shower	\$2,255
	26	Pool Furniture	\$14,862
	27	Pool Resurfacing	\$49,134
	28	Pool Pavers	\$29,614
	29	Fencing-6' Aluminum	\$13,224
	30	Pool Area Pavilion Metal Roofing	\$3,987
	31	Painting-Pool Area Pavilion	\$220
	32	Trellis Replacement	\$10,184
	33	Painting-Trellis	\$2,256
	34	Pool Cabana Metal Roofing	\$17,866
	35	Painting-Exterior-Pool Cabana	\$1,316
	36	Pool Cabana	\$1,316
	37	Painting-Interior-Pool Cabana	\$1,555
	38	Pool Cabana Restrooms Refurbishment	\$11,070
	39	Pool Lift	\$5,125
Irrigation System	46	Well Pumps	\$19,989
Mail System Areas	48	Metal Roofing-Clubhouse-Kiosk	\$11,398
	49	Painting-Clubhouse Mail Pavilion	\$509
	50	Mail Kiosk-Clubhouse	\$65,600
	51	Metal Roofing-Foxtail-Kiosk	\$50,000
	52	Painting-Foxtail Mail Pavilion	\$259
	53	Mail Kiosk-Foxtail	\$26,650

# Grand HavenCDD - Capital Reserve Plan

Fiscal Year	2022		
Capital Project Costs			
Location	Item	Asset Description	Total
Mail System Areas	54	Metal Roofing-Primrose Pavilion	\$4,684
	55	Painting-Primrose Mail Pavilion	\$259
	56	Mail Kiosk-Primrose	\$18,450
Main Pool Area	57	Mushroom Waterfall	\$44,108
	58	Paint-Mushroom Waterfall	\$513
	59	Pool-Pump and Equipment	\$17,528
	60	Pool-Outdoor Shower	\$2,255
	61	Pool-Furniture	\$45,100
	62	Pool-Resurface	\$64,224
	63	Pool-Pavers	\$88,973
	64	Fencing-Aluminum-6'	\$29,754
	65	Poo-Retaining Wall	\$49,969
	66	Metal Roofing-Pavilions	\$30,391
	67	Painting-Pavilions	\$1,293
	68	Table Tennis	\$1,640
	69	Foosball table	\$1,335
	70	Shuffleboard table	\$1,335
	71	ADA-Pool Lift	\$20,000
	72	Pool-Equipment Housing Boxes	\$18,452
Park and Recreation	102	BBQ Grills	\$2,052
	104	Trash Cans	\$6,768
	105	Picnic Tables	\$14,663
	109	Flag Pole	\$3,075
Paving	110	Clubhouse-Parking Lot	\$36,270
	111	Clubhouse-Parking Lot-Seal Coat	\$6,517
	112	Townhomes-Streets and North Parking Lot	\$74,417
	113	Townhomes-Streets and South Parking Lot	\$15,305
Playground	87	Metal Roofing-Restroom	\$15,129
	88	Painting-Restroom-Exterior	\$1,044
	89	Painting-Restroom-Interior	\$1,149
	90	Restrooms-Refurbishment	\$5,536
	91	Metal Roofing-Pavilion	\$3,987
	92	Park Benches	\$2,307
	93	Painting-Pavilion	\$220
	94	Play Structure w/slide-main	\$121,975
	95	Play Structure w/slide-w/shade	\$16,605
	96	Play Structure-small	\$13,325
	97	Play Boulders	\$20,500
	98	Fencing-Chain Link-3'	\$25,583
	99	Fencing Repairs	\$5,125
	100	Playground Equipment Shade	\$10,250
	101	Swingset	\$4,920
Stormwater System	40	Stormwater Drainage Repair Allowance	\$90,700
	41	Pond Bank Erosion Control	\$191,300
	42	Pond Fountains and Controls	\$43,565
Tennis Court Area	76	Court Color Coat	\$13,188
	77	Fencing-Chain Link	\$18,462
	78	Metal Roofing-Pavilion	\$275
	79	Windscreens	\$1,926
	80	Painting-Pavilion	\$275
Walls and Fencing	114	Fencing-Decorative Vinyl-6'	\$508,242
	115	Fencing-Vinyl-6'	\$110,869
	116	Fencing-Aluminum-5'	\$94,816
	117	Fencing-Chain Link-6'	\$17,284
	118	Fencing-Slotted-Vinyl-4'	\$196,860
	119	Retaining Wall-w/Fencing-Aluminum-3'-NW Corner of Long Lake	\$48,654
	120	Retaining Wall-w/Fencing-Aluminum-4'-Primrose	\$2,762
Grand Total			\$3,229,604

Option 1													
Fiscal Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total	10 Year Average
Beginning Fund Balance	\$ 918,660	\$ 1,089,784	\$ 1,342,901	\$ 1,529,755	\$ 1,798,287	\$ 2,072,642	\$ 2,343,014	\$ 2,590,795	\$ 2,693,790	\$ 2,967,528	\$ 2,642,458		
Plus (+) Annual Assessment	272,628	280,807	289,231	297,908	306,845	316,051	325,532	335,298	345,357	355,718	366,389	\$3,219,135.72	\$321,913.57
Minus (-) Capital Projects	(101,504)	(27,689)	(102,378)	(29,376)	(32,490)	(45,678)	(77,751)	(232,303)	(71,619)	(680,788)	(36,129)	(1,336,200.78)	(133,620.08)
Use of Fund Balance + / (-)	\$ 1,089,784	\$ 1,342,901	\$ 1,529,755	\$ 1,798,287	\$ 2,072,642	\$ 2,343,014	\$ 2,590,795	\$ 2,693,790	\$ 2,967,528	\$ 2,642,458	\$ 2,972,719		\$ 2,295,389
Ending Fund Balance													
Annual Assessment Capital Reserve Fund (CRF)	\$ 272,628	280,807	289,231	297,908	306,845	316,051	325,532	335,298	345,357	355,718	366,389		
County Tax Collector Fees (2%)	\$ 5,453	\$ 5,616	\$ 5,785	\$ 5,958	\$ 6,137	\$ 6,321	\$ 6,511	\$ 6,706	\$ 6,907	\$ 7,114	\$ 7,328		
Early Payment Discount (4%)	\$ 10,905	\$ 11,232	\$ 11,569	\$ 11,916	\$ 12,274	\$ 12,642	\$ 13,021	\$ 13,412	\$ 13,814	\$ 14,229	\$ 14,656		
Total Gross Assessment (CRF)	\$ 288,986	\$ 297,655	\$ 306,585	\$ 315,782	\$ 325,256	\$ 335,014	\$ 345,064	\$ 355,416	\$ 366,078	\$ 377,061	\$ 388,373		
Estimated Annual Assessment (CRF)	434	156	160	165	170	175	181	186	192	197	203		
Estimated Change in Annual Assessments Per Unit	\$ 65.12	\$ (277.97)	\$ 4.67	\$ 4.81	\$ 4.96	\$ 5.11	\$ 5.26	\$ 5.42	\$ 5.58	\$ 5.75	\$ 5.92		
% increase year over year		-178%	3%	3%	3%	3%	3%	3%	3%	3%	3%		

**Option 1:**

Do not increase assessments more than 3% year over year to try and stay up with CPI.

3 percent increase may keep up with CPI but is not going to be enough to sustain a long-term Capital Plan with an average of \$1.15 million in projects for the next 10 years.

End Result is a complete depletion of fund balance/reserves by end of 2025/2026

District will have to borrow money at a higher interest rate than the percentage of increases year over year if not self-funding (see option 3).

\*Not recommended by Management

Option 2													
Fiscal Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total	10 Year Average
Beginning Fund Balance	\$ 918,660	\$ 1,089,784	\$ 1,755,077	\$ 2,345,681	\$ 3,009,287	\$ 3,669,779	\$ 4,317,083	\$ 4,932,313	\$ 5,392,993	\$ 6,014,356	\$ 6,026,550		
Plus (+) Annual Assessment	272,628	692,982	692,982	692,982	692,982	692,982	692,982	692,982	692,982	692,982	692,982	\$6,929,820.00	\$692,982.00
Minus (-) Capital Projects	(101,504)	(27,689)	(102,378)	(29,376)	(32,490)	(45,678)	(77,751)	(232,303)	(71,619)	(680,788)	(36,129)	(1,336,200.78)	(133,620.08)
Use of Fund Balance + / (-)	\$ 1,089,784	\$ 1,755,077	\$ 2,345,681	\$ 3,009,287	\$ 3,669,779	\$ 4,317,083	\$ 4,932,313	\$ 5,392,993	\$ 6,014,356	\$ 6,026,550	\$ 6,683,403		\$ 4,414,652
Ending Fund Balance													
Annual Assessment Capital Reserve Fund (CRF)	\$ 272,628	692,982	692,982	692,982	692,982	692,982	692,982	692,982	692,982	692,982	692,982		
County Tax Collector Fees (2%)	\$ 15,637	\$ 13,860	\$ 13,860	\$ 13,860	\$ 13,860	\$ 13,860	\$ 13,860	\$ 13,860	\$ 13,860	\$ 13,860	\$ 13,860		
Early Payment Discount (4%)	\$ 31,274	\$ 27,719	\$ 27,719	\$ 27,719	\$ 27,719	\$ 27,719	\$ 27,719	\$ 27,719	\$ 27,719	\$ 27,719	\$ 27,719		
Total Gross Assessment (CRF)	\$ 319,540	\$ 734,561	\$ 734,561	\$ 734,561	\$ 734,561	\$ 734,561	\$ 734,561	\$ 734,561	\$ 734,561	\$ 734,561	\$ 734,561		
Estimated Annual Assessment (CRF)	434	384	384	384	384	384	384	384	384	384	384		
Estimated Change in Annual Assessments Per Unit	\$ 65.12	\$ (49.31)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
% increase year over year		-13%	0%	0%	0%	0%	0%	0%	0%	0%	0%		

**Option 2:**

Increase Assessments by \$233 in 2023, after there would not be a projected need to increase assessments for the next 10 years.

Limited the use of Fund Balance

Based on current projections, the District could potentially maintain over \$1 Million in Reserves, putting the District in a better financial position

Once you make a large jump in assessments, it's very difficult to reduce them

After 10 years, re-evaluate the needed increase in assessments

Reduces likelihood of having to borrow money, the District continues to self fund projects and not have to pay interest on borrowing money.

\*Potential Option

Option 3													
Fiscal Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total	10 Year Average
Beginning Fund Balance	\$ 918,660	\$ 1,089,784	\$ 1,348,354	\$ 1,546,549	\$ 1,832,774	\$ 2,130,876	\$ 2,430,666	\$ 2,712,202	\$ 2,853,558	\$ 3,170,545	\$ 2,893,906		
Plus (+) Annual Assessment	272,628	286,259	300,572	315,601	330,592	345,469	359,287	373,659	388,605	404,149	416,274	\$3,520,468.56	\$352,046.86
Minus (-) Capital Projects	(101,504)	(27,689)	(102,378)	(29,376)	(32,490)	(45,678)	(77,751)	(232,303)	(71,619)	(680,788)	(36,129)	(\$1,336,200.78)	(\$133,620.08)
Use of Fund Balance + / (-)	\$171,124	\$258,570	\$198,195	\$286,225	\$298,102	\$299,790	\$281,536	\$141,356	\$316,986	(\$276,638)	\$380,145	\$2,184,267.78	\$218,426.78
Ending Fund Balance	\$ 1,089,784	\$ 1,348,354	\$ 1,546,549	\$ 1,832,774	\$ 2,130,876	\$ 2,430,666	\$ 2,712,202	\$ 2,853,558	\$ 3,170,545	\$ 2,893,906	\$ 3,274,052		\$2,419,348.25
Annual Assessment Capital Reserve Fund (CRF)	\$ 272,628	286,259	300,572	315,601	330,592	345,469	359,287	373,659	388,605	404,149	416,274		
County Tax Collector Fees (2%)	\$ 5,453	\$ 6,091	\$ 6,395	\$ 6,715	\$ 7,034	\$ 7,350	\$ 7,644	\$ 7,950	\$ 8,268	\$ 8,599	\$ 8,857		
Early Payment Discount (4%)	\$ 10,905	\$ 12,181	\$ 12,790	\$ 13,430	\$ 14,068	\$ 14,701	\$ 15,289	\$ 15,900	\$ 16,536	\$ 17,198	\$ 17,714		
Total Gross Assessment (CRF)	\$ 288,986	\$ 304,531	\$ 319,758	\$ 335,746	\$ 351,694	\$ 367,520	\$ 382,221	\$ 397,509	\$ 413,410	\$ 429,946	\$ 442,845		
Estimated Annual Assessment (CRF)	151	159	167	176	184	192	200	208	216	225	232		
Estimated Change in Annual Assessments Per Unit	\$ 65.12	\$ 8.14	\$ 7.97	\$ 8.37	\$ 8.35	\$ 8.28	\$ 7.69	\$ 8.00	\$ 8.32	\$ 8.65	\$ 6.75		
% increase year over year		5%	5%	5%	5%	5%	4%	4%	4%	4%	3%		

**Option 3:**

Strategic use of Fund Balance

Increase assessments according to the table above (Lowest reserves of fund balance at any given year = \$500K for fund balance as directed by the Board at 3/3 meeting.

Based on current projections, the District could potentially have close to \$1 Million in Reserves after 10 years, putting the District in a better financial position

Slower approach to \$1 million in revenues from assessments and sets the District up on a path to successfully complete its Capital Plans. 10 year average is over \$1.2 Million.

Reduces the need in having to borrow money, the District continues to self fund projects and not have to pay interest on borrowing money.

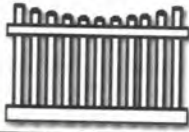
\* Board consensus that this funding method is preferred

## EXHIBIT 14

# ROYCE BRAVO

SECURITY AND ACCESS CONTROL

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



Name LONG LAKE RANCH Date 10/6/22  
Address 19065 ROSEATE DR Home \_\_\_\_\_  
City, St, Zip LU72 FL 33558 Work \_\_\_\_\_  
Job Site T22SH Cell \_\_\_\_\_  
Site Phone (813) 758-4841 Fax \_\_\_\_\_

Type	Height	Style	Pickets	Rails	Posts	G A T E S	Size	Top	Swing
<input type="checkbox"/> Wood	6'	2-2x6	7/8x6"	1 1/2x5 1/2	5x5		42"	<input type="checkbox"/> Arched	In Out
<input checked="" type="checkbox"/> Vinyl	5'	3-2x4 FLUSH	3/4"	1 1/4"	2x2"		48"	<input type="checkbox"/> Flat	Up-Hill
<input type="checkbox"/> Aluminum							60"	<input type="checkbox"/> Scalloped	Down-Hill
<input type="checkbox"/> Steel	Installation:		Tear Down	Concrete	Good Side	S		<input type="checkbox"/> Estate	
<input type="checkbox"/> Chain Link									
<input checked="" type="checkbox"/> TAN	30'		24'	YES	In <u>Out</u>				

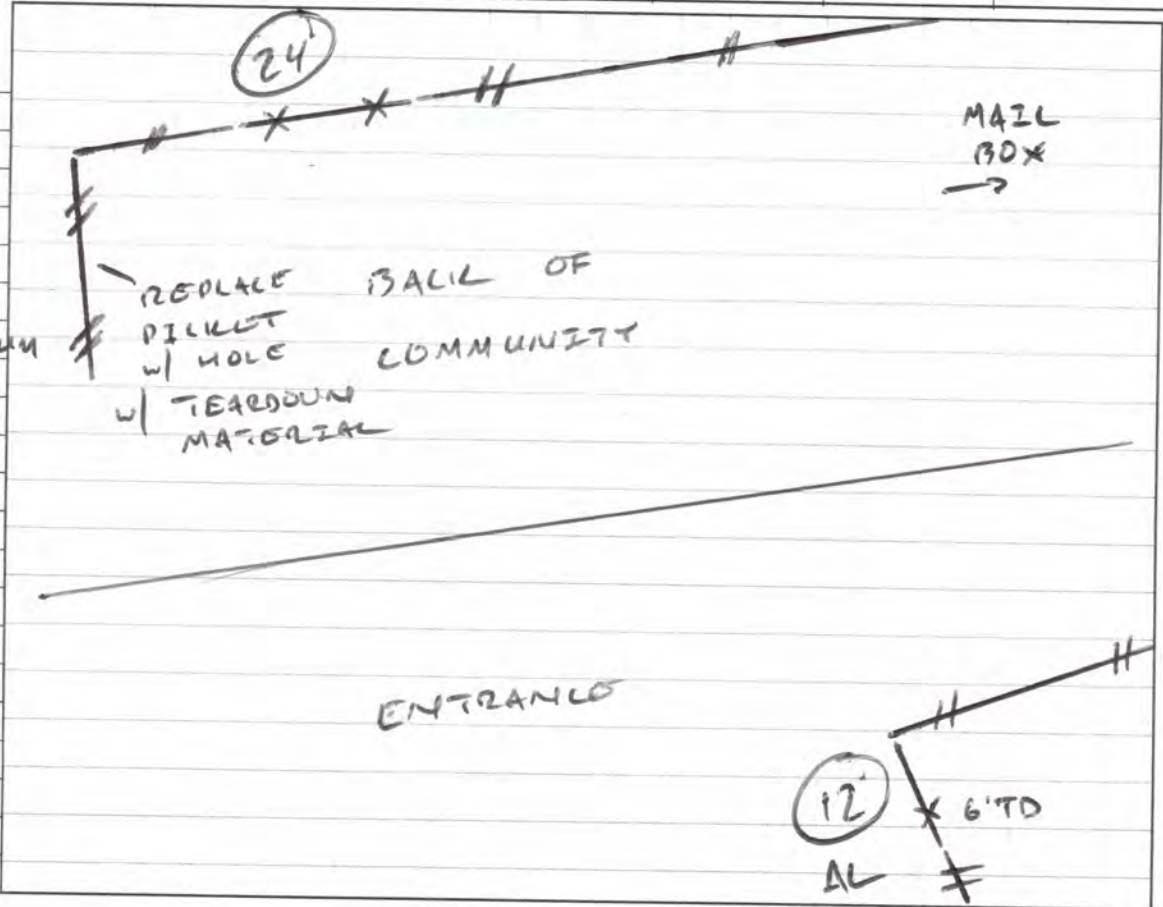
- ☒ Top of Fence Level  
☐ Average Grade  
☒ Follow Ground Grade

SUPPLY + INSTALL  
APPROX 18' OF  
6' TALL TAN  
PRIVATE VINYL  
+ APPROX 12'  
OF 5' TALL  
BLACK ALUMINUM

ALL POSTS SET  
IN CONCRETE

1 YEAR LABOR  
WARRANTY

\$1542.78



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

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

(X)

Signature of Owner / Agent

## Customer Responsibilities:

- ☒ Permit
- ☒ Association Approval
- ☒ Clear Fence Line
- ☒ Underground Cables
- ☒ Sprinkler System
- ☒ Electric hook-up
- ☒ Copy of Survey

Customer Initials

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

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

Accepted by:

(X)

Customer

Date

SALES REP: ETHAN

TOTAL PRICE:

LESS DEPOSIT:

BALANCE DUE:



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## WOOD:

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

## GATES:

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

## WARRANTY:

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

X

Customer

Date

Bravo Representative

Date

(1.20)



## IRRIGATION SYSTEM DISCLOSURE FORM

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

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

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

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

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

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

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

### **Irrigation Maintenance:**

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

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

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

Customer \_\_\_\_\_

  
Bravo! Fence Representative



# CREDIT CARD / ACH AUTHORIZATION

You authorize a single (1) **or** regularly scheduled charge to your credit card or bank account. You will be charged the amount indicated below each billing period. A receipt for each payment will be provided to you and the charge will appear on your credit card or bank statement. You agree that no prior notification will be provided unless the date or amount changes, in which case you will receive notice from us at least ten (10) days prior to the payment being collected.

I, \_\_\_\_\_ (Customer), authorize  
Royce Bravo Security and Access Control (Merchant) to charge my (check one)  
☐ - Credit Card | ☐ - Bank Account for \$ \_\_\_\_\_ on the following basis: (check one)  
☐ - ONE-TIME (Single Transaction)  
☐ - TWO - TIMES for deposit and final payment

This payment is for the following: \_\_\_\_\_

## BILLING INFORMATION

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

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

## PAYMENT INFORMATION (Check One)

☐ - CREDIT CARD    A 3% surcharge will be applied to credit card payments

Card Type: ☐ Mastercard | ☐ VISA | ☐ Discover | ☐ AMEX | ☐ Other \_\_\_\_\_

Card Number (#): \_\_\_\_\_

Expiration: \_\_\_\_\_ (mm/yy)    CVV: \_\_\_\_\_    Cardholder ZIP: \_\_\_\_\_

☐ - BANK (ACH)

Account Type: ☐ Checking | ☐ Savings

Name on Acct: \_\_\_\_\_ Bank Name: \_\_\_\_\_

Routing #: \_\_\_\_\_ Account #: \_\_\_\_\_

CUSTOMER SIGNATURE: \_\_\_\_\_ Date: \_\_\_\_\_

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

# Estimate

2210-2311-5398

2022-10-23

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

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

19037 Long Lake Ranch Blvd, Lutz, FL, 33558

<i>Description</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Total</i>
<u>4'X10'8 WHITE SAVANNAH DD GATE</u>	\$487.50	1.00	\$487.50
<u>SELF CLOSING HINGE BLK FOR VINYL GATE</u>	\$38.65	2.00	\$77.30
<u>DOUBLE GATE LATCH</u>	\$28.04	1.00	\$28.04
<u>VINYL DROP ROD</u>	\$26.99	2.00	\$53.98
<u>TAX</u> Tax on materials	\$42.04	1.00	\$42.04
<u>LABOR</u> LABOR IS NOT TAXED	\$642.00	1.00	\$642.00

*Total*     \$1,330.86

**Estimates only valid for 10days. Prices is subject to change after 10days.**

**Deposits** 50% deposit will be required in order to secure your scheduled install date as well as secure material for all Chainlink and Aluminum jobs.

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

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

**Compensation.** Client shall pay as set forth above.

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

Signature\_\_\_\_\_ Date\_\_\_\_\_

Signature\_\_\_\_\_Date\_\_\_\_\_

## EXHIBIT 15



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



Name LONG LAKE RANCH COMM. Date 10/31/22  
Address 19037 LONG LAKE RANCH BLVD Home \_\_\_\_\_  
City, St, Zip LUTZ FL 33558 Work \_\_\_\_\_  
Job Site TISH Cell \_\_\_\_\_  
Site Phone (813) 758-4841 Fax \_\_\_\_\_

Type	Height	Style	Pickets	Rails	Posts	G A T E S	Size	Top	Swing
<input type="checkbox"/> Wood	<u>4'</u>	<u>1K1K</u>	<u>2 1/4"</u>	<u>1-5/8"</u>	<u>1-7/8"</u>		<u>42"</u>	<input type="checkbox"/> Arched	<input checked="" type="radio"/> In <input type="radio"/> Out
<input type="checkbox"/> Vinyl			<u>9 GA LORS</u>				<u>48"</u>	<input checked="" type="checkbox"/> Flat	<u>Up-Hill</u>
<input type="checkbox"/> Aluminum							<u>(41) 60"</u>	<input type="checkbox"/> Scalloped	<u>Down-Hill</u>
<input type="checkbox"/> Steel	Installation:		Tear Down	Concrete	Good Side			<input type="checkbox"/> Estate	
<input checked="" type="checkbox"/> Chain Link									
<u>BLACK</u>	<u>503' (4) GATES</u>	<u>503'</u>	<u>YES</u>		In <u>(Out)</u>				

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

SUPPLY + INSTALL  
APPROX 503' OF  
4' TALL BLACK  
COMMERCIAL GRADE  
CHAINLINK w/  
(4) WALK GATES  
ALL POSTS SET  
IN CONCRETE

TEARDOWN +  
HAUL AWAY 503'  
OF OLD FENCE

1 YEAR LABOR  
WARRANTY

\$16,833.98

DOG PARK REPLACEMENT

Special Instructions: 4' TALL ALUMINUM OPTION \$19,441.35

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

(X) \_\_\_\_\_  
Signature of Owner / Agent

Customer Responsibilities:

- ☒ Permit
- ☒ Association Approval
- ☒ Clear Fence Line
- ☒ Underground Cables
- ☒ Sprinkler System
- ☒ Electric hook-up
- ☒ Copy of Survey

\_\_\_\_ Customer Initials

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

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

Accepted by: (X) \_\_\_\_\_  
Customer

Date \_\_\_\_\_

SALES REP: <u>ETHAN</u>
TOTAL PRICE: _____
LESS DEPOSIT: _____
BALANCE DUE: _____



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

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

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

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

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

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

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

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

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

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

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

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

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

**WOOD:**

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

**GATES:**

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

**WARRANTY:**

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

X

Customer

Date

Bravo Representative

Date

(1.20)





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

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

**IRRIGATION SYSTEM DISCLOSURE FORM**

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

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

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

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

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

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

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

**Irrigation Maintenance:**

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

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

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

Customer \_\_\_\_\_

  
Bravo! Fence Representative



# CREDIT CARD / ACH AUTHORIZATION

You authorize a single (1) **or** regularly scheduled charge to your credit card or bank account. You will be charged the amount indicated below each billing period. A receipt for each payment will be provided to you and the charge will appear on your credit card or bank statement. You agree that no prior notification will be provided unless the date or amount changes, in which case you will receive notice from us at least ten (10) days prior to the payment being collected.

I, \_\_\_\_\_ (Customer), authorize  
Royce Bravo Security and Access Control (Merchant) to charge my (check one)  
☐ - Credit Card | ☐ - Bank Account for \$\_\_\_\_\_ on the following basis: (check one)  
  
☐ - ONE-TIME (Single Transaction)  
☐ - TWO - TIMES for deposit and final payment

This payment is for the following: \_\_\_\_\_

## BILLING INFORMATION

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

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

## PAYMENT INFORMATION (Check One)

☐ - CREDIT CARD    A 3% surcharge will be applied to credit card payments

Card Type: ☐ Mastercard | ☐ VISA | ☐ Discover | ☐ AMEX | ☐ Other \_\_\_\_\_

Card Number (#): \_\_\_\_\_

Expiration: \_\_\_\_\_ (mm/yy)    CVV: \_\_\_\_\_    Cardholder ZIP: \_\_\_\_\_

☐ - BANK (ACH)

Account Type: ☐ Checking | ☐ Savings

Name on Acct: \_\_\_\_\_ Bank Name: \_\_\_\_\_

Routing #: \_\_\_\_\_ Account #: \_\_\_\_\_

CUSTOMER SIGNATURE: \_\_\_\_\_ Date: \_\_\_\_\_

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

# ROYCE BRAVO

SECURITY AND ACCESS CONTROL

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



Name LONG LAKE RANCH COMM. Date 10/31/22  
Address 19037 LONG LAKE RANCH BLVD Home \_\_\_\_\_  
City, St, Zip LU72 FL 33558 Work \_\_\_\_\_  
Job Site TISH Cell \_\_\_\_\_  
Site Phone (813) 758-4841 Fax \_\_\_\_\_

Type	Height	Style	Pickets	Rails	Posts	G A T E S	Size	Top	Swing
<input type="checkbox"/> Wood	4'	3-2x4 FLUSH	3/4"	1 1/4"	2x2"			42"	<input type="checkbox"/> Arched
<input type="checkbox"/> Vinyl						48"		<input checked="" type="checkbox"/> Flat	Up-Hill
<input checked="" type="checkbox"/> Aluminum							60"	<input type="checkbox"/> Scalloped	Down-Hill
<input type="checkbox"/> Steel	Installation:		Tear Down	Concrete	Good Side		(3) 72"	<input type="checkbox"/> Estate	
<input type="checkbox"/> Chain Link									
<input checked="" type="checkbox"/> BLACK	27' (3) GATES		21'	YES	In <input type="radio"/> Out <input checked="" type="radio"/>				

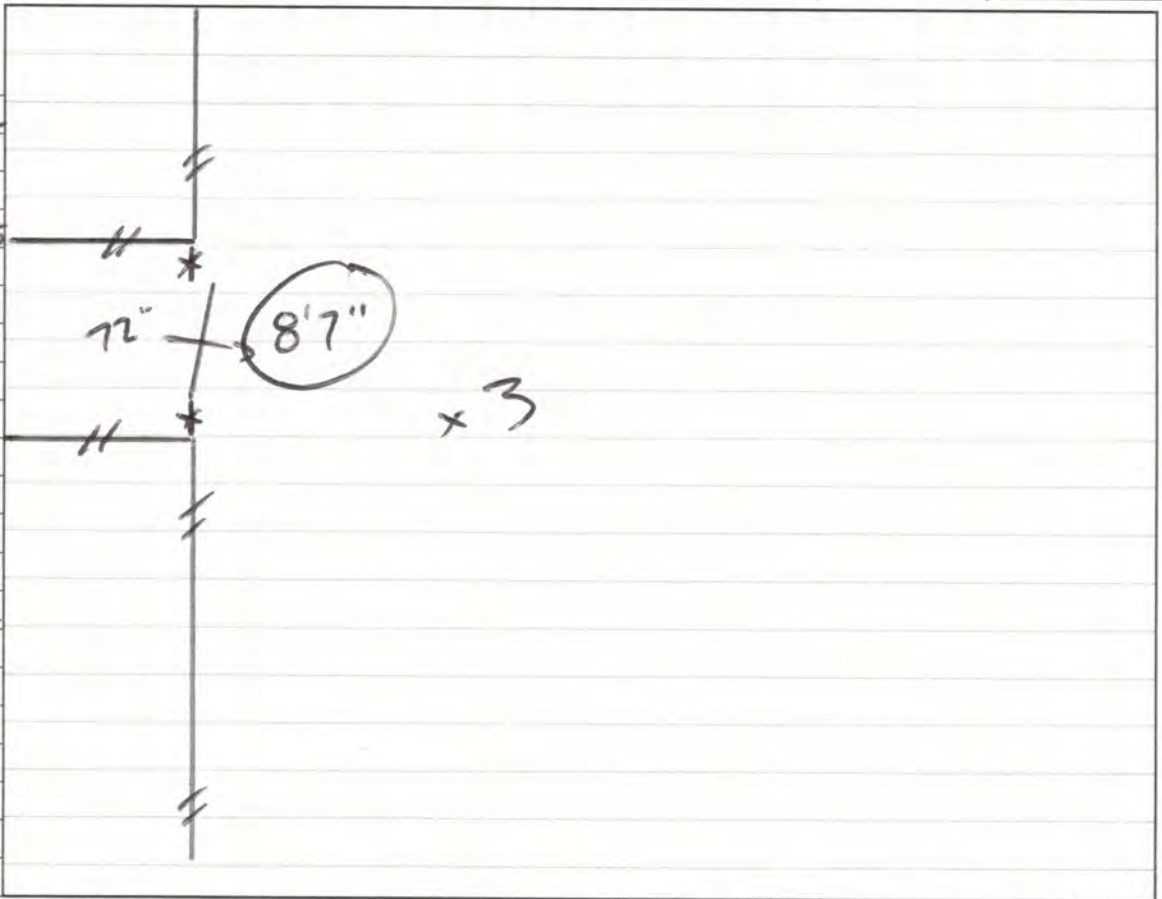
☒ Top of Fence Level  
☐ Average Grade  
☐ Follow Ground Grade

SUPPLY + INSTALL  
APPROX 27' OF  
4' TALL BLACK  
COMMERCIAL GRADE  
ALUMINUM w/  
(3) WALK GATES  
ALL POSTS SET  
IN CONCRETE

TEARDOWN +  
HAUL AWAY 21'  
OF OLD FENCE

1 YEAR LABOR  
WARRANTY

\$3561.21



Special Instructions: ADD \$939.00 FOR REMOVAL OF 11' + INSTALL (2) GATES, TAN UNIVERSAL PICKET

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

☒

Signature of Owner / Agent

Customer Responsibilities:

- ☒ Permit
- ☒ Association Approval
- ☒ Clear Fence Line
- ☒ Underground Cables
- ☒ Sprinkler System
- ☒ Electric hook-up
- ☒ Copy of Survey

\_\_\_\_ Customer Initials

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

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Accepted by: ☒ \_\_\_\_\_ Date \_\_\_\_\_

Customer

SALES REP: <u>ETMAN</u>
TOTAL PRICE: _____
LESS DEPOSIT: _____
BALANCE DUE: _____



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

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X

Customer

Date

Bravo Representative

Date

(1,20)



## IRRIGATION SYSTEM DISCLOSURE FORM

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

Customer \_\_\_\_\_

  
Bravo! Fence Representative

# CREDIT CARD / ACH AUTHORIZATION

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I, \_\_\_\_\_ (Customer), authorize  
Royce Bravo Security and Access Control (Merchant) to charge my (check one)  
☐ - Credit Card | ☐ - Bank Account for \$ \_\_\_\_\_ on the following basis: (check one)  
☐ - ONE-TIME (Single Transaction)  
☐ - TWO - TIMES for deposit and final payment

This payment is for the following: \_\_\_\_\_

## BILLING INFORMATION

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

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

## PAYMENT INFORMATION (Check One)

☐ - CREDIT CARD     A 3% surcharge will be applied to credit card payments

Card Type: ☐ Mastercard | ☐ VISA | ☐ Discover | ☐ AMEX | ☐ Other \_\_\_\_\_

Card Number (#): \_\_\_\_\_

Expiration: \_\_\_\_\_ (mm/yy)    CVV: \_\_\_\_\_    Cardholder ZIP: \_\_\_\_\_

☐ - BANK (ACH)

Account Type: ☐ Checking | ☐ Savings

Name on Acct: \_\_\_\_\_ Bank Name: \_\_\_\_\_

Routing #: \_\_\_\_\_ Account #: \_\_\_\_\_

CUSTOMER SIGNATURE: \_\_\_\_\_ Date: \_\_\_\_\_

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



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



Name LONG LAKE RANCH COMM. Date 10/31/22  
Address 19037 LONG LAKE RANCH BLVD Home \_\_\_\_\_  
City, St, Zip LUTZ FL 33558 Work \_\_\_\_\_  
Job Site TISH Cell \_\_\_\_\_  
Site Phone (813) 758-4841 Fax \_\_\_\_\_

Type	Height	Style	Pickets	Rails	Posts	G A T E S	Size	Top	Swing
<input type="checkbox"/> Wood							42"	<input type="checkbox"/> Arched	In Out
<input type="checkbox"/> Vinyl							48"	<input checked="" type="checkbox"/> Flat	Up-Hill
<input type="checkbox"/> Aluminum							(5) 60"	<input type="checkbox"/> Scalloped	Down-Hill
<input type="checkbox"/> Steel							(2) 72"	<input type="checkbox"/> Estate	
<input type="checkbox"/> Chain Link									
<input checked="" type="checkbox"/> BLAKE	1304' (8) 64705	1304'	YES	Concrete	Good Side	In (Out)		(1) 84" 5" POST	

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

FULL REPLACEMENT  
w/ (8) GATES  
ALL POSTS SET  
IN CONCRETE  
COMMERCIAL GRADE  
MATERIAL  
1 YEAR LABOR  
WARRANTY

4' C/L  
\$45,788.19

6' C/L  
\$53,910.56

4' ALUM.  
\$49,098.01

6' ALUM.  
\$61,616.25

MAIN PARK

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

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

(X)

Signature of Owner / Agent

Customer Responsibilities:

- ☒ Permit
- ☒ Association Approval
- ☒ Clear Fence Line
- ☒ Underground Cables
- ☒ Sprinkler System
- ☒ Electric hook-up
- ☒ Copy of Survey

\_\_\_\_ Customer Initials

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

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

Accepted by:

(X)

Customer

Date

SALES REP: <u>ETHAN</u>
TOTAL PRICE:
LESS DEPOSIT:
BALANCE DUE:



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**WOOD:**

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

**GATES:**

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

**WARRANTY:**

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

X

Customer

Date

Bravo Representative

Date

(1.20)



## IRRIGATION SYSTEM DISCLOSURE FORM

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

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

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

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

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

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

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

### **Irrigation Maintenance:**

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

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

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

Customer \_\_\_\_\_

  
Bravo! Fence Representative

# CREDIT CARD / ACH AUTHORIZATION

You authorize a single (1) **or** regularly scheduled charge to your credit card or bank account. You will be charged the amount indicated below each billing period. A receipt for each payment will be provided to you and the charge will appear on your credit card or bank statement. You agree that no prior notification will be provided unless the date or amount changes, in which case you will receive notice from us at least ten (10) days prior to the payment being collected.

I, \_\_\_\_\_ (Customer), authorize  
Royce Bravo Security and Access Control (Merchant) to charge my (check one)  
☐ - Credit Card | ☐ - Bank Account for \$ \_\_\_\_\_ on the following basis: (check one)

- ☐ - ONE-TIME (Single Transaction)
- ☐ - TWO - TIMES for deposit and final payment

This payment is for the following: \_\_\_\_\_.

## BILLING INFORMATION

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

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

## PAYMENT INFORMATION (Check One)

☐ - CREDIT CARD    A 3% surcharge will be applied to credit card payments

Card Type: ☐ Mastercard | ☐ VISA | ☐ Discover | ☐ AMEX | ☐ Other \_\_\_\_\_

Card Number (#): \_\_\_\_\_

Expiration: \_\_\_\_\_ (mm/yy)    CVV: \_\_\_\_\_    Cardholder ZIP: \_\_\_\_\_

☐ - BANK (ACH)

Account Type: ☐ Checking | ☐ Savings

Name on Acct: \_\_\_\_\_ Bank Name: \_\_\_\_\_

Routing #: \_\_\_\_\_ Account #: \_\_\_\_\_

CUSTOMER SIGNATURE: \_\_\_\_\_ Date: \_\_\_\_\_

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

## EXHIBIT 16

**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Long Lake Ranch CDD**

**Pedestrian Trail Drainage**

**11/1/2022**

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**Remediate poor drainage of surface water on pedestrian trail around Long Lake pond.**

**1) Construct concrete flumes from trail to edge of pond to alleviate standing water behind 19279 and 19625 Long Lake Blvd.**

- flumes will be 18" wide x 6" thick
- flumes will be steel reinforced due to mower traffic

**Sub-total      \$3,200**

**2) Construct surface drain system on house side of trail to alleviate standing water along extended length areas (identified below)**

- excavate 12" wide x 12" deep trench along edge of trail
- line trench with filter fabric
- place 6" perforated pipe in trench
- fill trench with 3/4" granite gravel
- remove 2' wide sections of trail ( 1 per each 150' of drain length)
- place 6" non-perforated pipe to convey water down to pond
- replace concrete sections of trail
- restore sod over pipes to pond

**Locations:**

**Behind 19349-19421 Long Lake Blvd (approx. 560')**

**Sub-total      \$16,800**

**Behind 1950-1974 Nature View Dr (approx. 150')**

**Site Masters of Florida, LLC**

5551 Bloomfield Blvd.

Lakeland, FL 33810

Phone: (813) 917-9567

Email: [tim.sitemastersofflorida@yahoo.com](mailto:tim.sitemastersofflorida@yahoo.com)

Sub-total \$4,500

**TOTAL \$24,500**

**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Long Lake Ranch CDD**

**Slab for Maintenance Shed**

**10/5/2022**

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**Construct concrete slab, walkway, and driveway for maintenance shed to be placed in common area southeast of community pool facility at 2042 Lake Waters Place**

- Remove existing grass
- Perform grading and footer excavation for proposed construction (provide additional fill soil as needed)
- Construct slab in accordance with (Shed Mfr.) specifications (including steel reinforcement and Fibermesh concrete)
- Construct 10' wide x 4" thick driveway from shed to Nature View Dr.
- Construct 5' wide x 4" thick path from driveway to shed side doorway
- Finish grade slopes from new concrete to existing ground

**TOTAL     \$14,280**

**EXCLUSIONS**

Building permits / inspection fees  
Construction materials testing (soil densities, concrete testing)  
Removal of existing shrubs / trees  
Landscape, sod and irrigation replacement/restoration