



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

Advanced Meeting Package

Regular Meeting

***Thursday
February 2, 2023
6:00 p.m.***

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

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

Long Lake Ranch Community Development District

Development Planning and Financing Group

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

Board of Supervisors
Long Lake Ranch Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District is scheduled for **Thursday, February 2, 2023 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. 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, February 2, 2023
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>

Revised Agenda

I. Call to Order/Roll Call

II. Pledge of Allegiance

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

IV. Staff Reports

A. Landscaping & Irrigation

1. Presentation of Field Inspection Report & District Manager Report [Exhibit 1](#)
2. Red Tree Report [Exhibit 2](#)
3. RedTree Proposals [Exhibit 3](#)
 - a. End Caps & Tree Installation
 - b. LLR Blvd. Sod Replacement
 - c. Weather Vane Island Renovation

B. Aquatic Services

1. Presentation of Aquatics Treatment Report [Exhibit 4](#)

C. District Engineer

D. District Counsel

E. Clubhouse Manager

1. Presentation of Clubhouse Manager Report [Exhibit 5](#)

V. Consent Agenda

- A. Consideration of Minutes of the Board of Supervisors' Meetings Held on January 5, 2023 [Exhibit 6](#)
- B. Consideration of Unaudited December 2022 Financial Statements [Exhibit 7](#)
- C. Consideration of Operation and Maintenance Expenditures for December 2022 [Exhibit 8](#)

VI. Business Items

- A. Consideration of Primrose Estates Dog Waste Station
- B. Consideration of LVP Flooring Installation Proposal Options [Exhibit 9](#)
 - 1. Bob's Carpet & Flooring
 - 2. Great Britain Tile
- C. Consideration of Tile Flooring Installation Proposal Options [Exhibit 10](#)
 - 1. Bob's Carpet & Flooring
 - 2. Great Britain tile
- D. Consideration of FLA Pools Mushroom Removal & Replacement Proposal [Exhibit 11](#)
- E. Consideration of Site Masters Revised Slab for Maintenance Shed Proposal [Exhibit 12](#)
- F. Discussion of 19872 Sod Replacement Proposal Options [Exhibit 13](#)
 - 1. Red Tree
 - 2. Site Masters
- G. Discussion of Possible Dates for Budget Workshop
- H. Discussion & Review of Reserve Study Funding [Exhibit 14](#)
- I. Discussion of Community Signage [Exhibit 15](#)

VII. Supervisors Requests

VIII. Audience Comments – New Business

IX. Next Meeting Quorum Check: March 2nd, 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

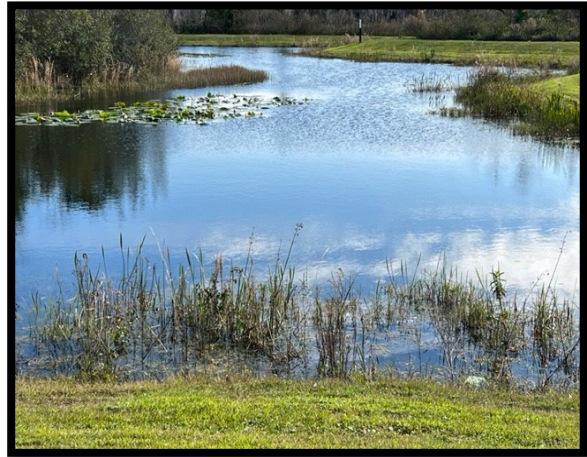
X. Adjournment

EXHIBIT 1



LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Aquatics



Pond and Lake Management: The hydrilla in the big lake continues to dwindle down from the chemical treatment and the additional fish. The invasive grasses and other vegetation were also treated most recently so there will be patches of yellowish vegetation showing signs of decomposition over the next four – six weeks. All of the fountains were running without any issues.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Landscape Maintenance



Enhancement Project / Mulch: The newly installed plant material survived the two rounds of freezing temperatures with minimal damage. Continual irrigation to establish the plants is recommended. The mulch and pine straw project should be completed during the first week of February. The additional layer of mulch and straw will not only protect the tender roots of the new plants but also offers a “wow factor” by defining the landscape beds. The overall appearance of the community has greatly improved through both projects. A second enhancement project should be considered for other areas of the community.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Hedges / Shrubs: As with last month, the hedges and shrubs are rebounding with an abundance of new growth. Minimal signs of weed growth over the last month and the additional layer of mulch will assist with controlling the weeds.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Mowing: The Bahia is in good condition throughout the community, with a few pockets of weeds. Recommend continual weed control mowing with a higher deck to encourage deep root growth.



Bed Maintenance: The Geraniums are bouncing back from the freeze with vibrant color. Some beds were hit a little harder and are slowly rebounding.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Bed Maintenance. Continued.



Observations & Recommendations



Fencing: Removal of the chainlink fence commenced the third week of January and the installation of the new fence is in progress with the installation of the gate hardware and locks to follow.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT



Tennis Court Hedge: The hedge appears to be thriving despite the recent frost. Recommend continual irrigation to establish the roots before the hot summer months.

Irrigation Lids: Several irrigation lids should be replaced and recommend assessing all of the lids for replacement during the winter months as they are easier to identify while the turf is dormant.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

District Manager Report

Tish:

- Locate the Engineer's Letter of Completion (Heidt) – **Completed.**
- Coordinate with the homeowner on LLR Blvd. for payment of sod replacement & sidewalk repair – **In progress.**
- Contact the vendors and add the language "Per specifications provided by the engineer and Tuff Shed" to the proposal – **Contacted.**
- Leash Law and no dogs in the playground eblast reminder – **Completed.**
- Create CDD meeting highlights for Doug to eblast out to the residents – **Completed.**
- Trespassing & removal of fish from the big lake incident on 1/15/2023. **Incident #: 2023-0048-689**
- Chairman Pellan witnessed the incident and reported it to Doug and Tish. – **Reported the incident to the Sheriff's Department, FWC, and to GHS Environmental.**
The Sheriff's Department has advised that they are unable to trespass the individual after the fact as they must be contacted during the offense and witness the trespassing for intervention to take place. As far as removing fish from the any body of water, the deputy explained that anyone can remove up to six fish for consumption purposes, without it being considered theft. The Deputy further explained that it would be difficult to prove that the fish were not consumed and indeed released into a neighboring pond as was stated in the verbal exchange between the offender and Chairman Pellan.
- A Board Supervisor requested review of the meeting audios to determine if RedTree is obligated to include the Weathervane islands and Long Lake Ranch endcaps in the current enhancement plan without additional payment from the District. – **Reviewing of the audios in progress.**
- Holiday lighting inventory and storage. – **Completed.**

RedTree:

- Submit a Bald Cypress tree proposal – **Submitted.**
- Submit Weather Van proposal – 2 end caps – **Submitted.**
- Submit Sod replacement proposal for damage along LLR Blvd. (pool installation damage) – Homeowner responsibility to pay the balance – **Submitted.**
- LLR Blvd. Bahia sod replacement proposal – **Submitted.**
- Submit a proposal to fill in the playground hedge line gaps. – **Submitted.**

FY 2023 Projected Projects/Budget Season Topics:

- Poolside furniture
- Resurfacing of the pools
- Landscape Enhancement Phase II



EXHIBIT 2

LONG LAKE RANCH – Wednesday, January 18 & 19, 2023

The crew installed 50 flats of new flowers to replace the ones that were damaged or killed in the freeze. They also put down pine straw on the center island on Sunlake Boulevard.

Here are some pictures of the new flower installation.



Thursday, January 19, 2023







January 26, 2023

Update on Mulch project - The crew has finished all around Foxtail and down Nightshade. They are now working their way down Sun Lake Boulevard, mulching the beds that are along the wall.







EXHIBIT 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

January 11, 2023

Landscape Enhancement Proposal

for

Longlake Ranch CDD

Longlake Ranch Blvd. @ Cordgrass end caps



- Rip out existing Jasmine on end caps
- Implement 5 yards soil and prep for sod and plants
- Continue grass around end cap with 250 sq. ft. Bahia Sod
- Install 30 Firebush 3gal
- Install 2 yards Coco Mulch
- Includes all labor, material, hauling and dump fees

Total Landscape: \$4,250.00

Authorized By:

Date:



65 Gallon Bald Cypress 4" Cal 12' Height 7' Spread

- Install 2 Bald Cypress 65-gal to first island on Longlake Ranch Blvd.
- Includes all labor, material, hauling & dump fees

Total Tree Installation:\$2,050.00

Authorized By:

Date:

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Sod Replacement Proposal

FOR

Long Lake Ranch CDD

Attention: Tish Dobson, District Manager

January 12, 2023

Scope of Work

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



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

PRICE: \$2,700.00

Authorized Signature to Proceed

Date of Authorization

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

January 12, 2023

Landscape Enhancement Proposal

for

Long Lake Ranch CDD

Weather Vane Island Renovation @ Silvergrass Neighborhood

Burford Hollies are in heavy decline suggest replacing with Firebush



- Rip out existing declining Burford Holly
- Install 2 yard organic soil
- Install 45 Firebush 3 gal
- Install 2 yards Hardwood Mulch
- Includes all labor, materials, hauling & dump fees


\$2,700.00

Authorized By:

Date:

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

EXHIBIT 4



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
1/5/2023	T	T	T			T	T	T			T	T	T		T		T			T	T	T	T			T	
1/10/2023									T	T			T		T									T			
1/17/2023				T	T												T	T					T			Check in with D. Ruhlig.	

EXHIBIT 5

Long Lake Ranch CDD

Amenity Manager's Report

Date of report: 1/26/2023

Submitted by: Doug Ruhlig

Clubhouse & Amenities

- Fencing project is underway and should be completed within the next week.
- Quotes still coming in for pool mushroom.
- Basketball backboards will be in the price range of \$2K-3K
- Resident question about adding extra dog waste stations. (Primrose)
- Message Board discussions
- Second entrance gate discussion
- Additional camera discussion.

EXHIBIT 6

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, January 5, 2023 at 6:03 p.m. at the Long Lake Amenity Center,
6 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

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

8 Ms. 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 George Smith	Board Supervisor, Assistant Secretary
13 John Twomey	Board Supervisor, Assistant Secretary
14 Darrell Thompson	Board Supervisor, Assistant Secretary

15 Also present were:

16 Tish Dobson	District Manager, DPFG Management & Consulting
17 Sarah Sandy (<i>via phone</i>)	District Counsel, Kutak Rock LLP
18 Phil Chang (<i>via phone</i>)	District Engineer, Johnson Engineering
19 Doug Ruhlig	Clubhouse Manager
20 Robert Johnson	RedTree Landscaping
21 Pete Lucadano	RedTree Landscaping
22 Kevin Smith	RedTree Landscaping
23 Michael Murphy (<i>via phone</i>)	Smartlink Group

24 *The following is a summary of the discussions and actions taken at the January 5, 2023 Long Lake Ranch*
25 *CDD Board of Supervisors Regular Meeting.*

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

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

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

30 Prior to opening the floor to audience comments, Mr. Pellan provided an overview on discussions
31 and specifications regarding the proposed cell tower, and explained that rather than immediately
32 rejecting the proposal, the Board opted to perform their due diligence in getting more information.

33 A resident expressed appreciation for the Board's transparency, but stated that she had strong
34 concerns about cell towers at any location purportedly impacting life expectancy.

35 A resident stated that he was against the construction of a cell tower, noting that his reasons were
36 regardless of monetary implications.

37 A resident expressed agreement with other residents' opposition, adding that this may affect
38 property values and that there may be some liability factors to consider.

39 A resident stated that she was unsure about the claimed health impacts of cell towers, and was not
40 willing to make a decision on its construction on CDD property until more research was done.

41 A resident questioned the additional benefit of installing a cell tower, commenting on cell service
42 umbrellas.

A resident stated that he had no interest in the construction of a cell tower regardless of location or monetary incentive for doing so.

A resident stated that she did not feel a cell tower was right for the community, though acknowledged that one could be lucrative under certain arrangements.

A resident suggested that there was not enough incentive to support the construction of a cell tower on District property.

A resident stated that she agreed with other residents in being against cell towers in the community. The resident additionally commented that there was not any signage about towing, and suggested that installing this signage in accordance with the rules and regulations may deter some illegal parking.

A resident noted that a constructed cell tower may not actually improve coverage, noting experiences with various carriers.

A resident commented that he had discussed with several realtors and understood that cell towers and power lines generally correlated with a reduction in home property values. The resident also inquired about capital reserve funds, and Ms. Dobson explained the line item and its intended purpose for capital projects.

Additional comments were made from residents against the construction of the cell tower, for over health concerns, property value concerns, and general proximity to houses.

A resident expressed opposition to planting trees in the median, explaining that traffic visibility was already limited.

A resident asked whether golf carts were having a negative impact on the bridge, suggesting that they resulted in increased wear and tear. The resident suggested that the District Engineer provide an opinion on bridge conditions, and potentially installing bollards on each side to limit its use to foot traffic. Ms. Dobson noted that Pasco County planned on ticket enforcing a golf cart ban for communities not specifically designated as golf cart communities.

A resident proposed the installation of speed tables on Roseate Drive and in Primrose, indicating that cars were frequently speeding through the straightaways and gate entrances. Mr. Pellan noted that the CDD did not have any control over the installation of speed tables on County roads, though recommended that residents call and report traffic violations to the Sheriff's Office as they occurred. Ms. Dobson commented that more residents voicing support for a traffic study made one more likely to occur.

A resident suggested investing in shade structures over the playgrounds, commenting that she felt the playground would get more use with the cooler temperatures.

A resident stated that she would be calling animal control the next time she saw a dog off leash in the kids area, explaining that she felt off-leash dogs posed an unacceptable threat to neighborhood residents due to their aggression and potential intestinal parasites. Suggestions were made for the resident to provide the dog owner's information to the Board as another avenue of conflict resolution, and Ms. Dobson noted that a notification reminder would be sent out to the community.

Ms. Dobson opened the floor to any audience comments via phone.

An audience member stated that she was against the cell tower, and suggested that a petition from residents would be more noteworthy and likely to result in a traffic study for speed tables than several calls from individual residents.

An audience member expressed concerns about cell towers being structurally vulnerable to severe storms.

An audience member commented negatively on the idea of cell towers on CDD property, and requested that there be more methods of communicating big decisions before the Board, like the decision on cell towers, to residents. The audience member suggested leaving notes on the doors of residents that would be impacted.

An audience member voiced opposition to the cell tower. The audience member noted that there were a number of learner's permit drivers using the community to practice, and that planting trees in the median would make roadways dangerous.

Several other audience members stated that they were opposed to the cell tower.

Following audience comments, Mr. Murphy spoke on behalf of Smartlink Group under Item G in Business Items.

Following the cell tower discussion and motion to deny moving forward, a resident indicated that the Spirit Committee had organized holiday events for the past four years, and expressed dissatisfaction with the CDD having sponsored a Santa Claus appearance appearing to compete with the volunteer-organized holiday events without the Committee or the HOA having been consulted. Discussion ensued with the Board and Ms. Dobson outlining what had occurred with RedTree's truck, and how communications with the community had been handled. Ms. Dobson stressed that there had never been any intent to create a division, and that she would ensure that RedTree would work with the Spirit Committee directly in the future for events. Mr. Twomey commented that some measures should be taken to ensure that this did not happen again.

Mr. Pellán made a motion, seconded by Mr. Twomey, to ensure that all community events be planned and handled by the HOA.

During discussion of the motion, Mr. Thompson questioned for District Counsel whether the CDD had the authority to make this motion, indicating that the holiday events that this motion was being made in a direct response to had occurred off of CDD property. Comments were made regarding disputes with the Spirit Committee and the Supervisor over platforms for ideas. Mr. Pellán suggested that CDD meetings were not the correct platform for litigating any potential conflict with the Spirit Committee.

On a MOTION by Mr. Pellán, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved for all community events to be directed and implemented by the HOA and Spirit Committee, for the Long Lake Ranch Community Development District.

FOURTH ORDER OF BUSINESS – Staff Reports

A. Landscaping & Irrigation

Mr. Johnson provided an overview of landscaping and annuals installation work, and discussed geranium frost damage and monitoring with the Board. Some suggestions were made to have a plan in place to cover installations in the event of cold weather, and Mr. Lucadano noted that crews would be on site on January 6. Mr. Lucadano suggested that frost cloth could be purchased, noting that he had an effective breathable cloth product from a plant nursery in mind. Ms. Dobson recommended purchasing frost cloth, though noted that the Board had the option to hire RedTree for labor and installation or enlist volunteers to install the cloth with training from herself and/or Mr. Ruhlig, commenting on a volunteer work system at another CDD she managed.

On a MOTION by Mr. Pellán, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the purchase of frost cloth & stakes, in an amount not to exceed \$500.00, for the Long Lake Ranch Community Development District.

Following the motion, Mr. Pellán indicated the need to make a motion to address annuals that may be in the process of dying.

On a MOTION by Mr. Pellán, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved the replacement of red annuals, pending re-evaluation and confirmation that this was needed in two weeks' time, in the amount of \$2,300.00, for the Long Lake Ranch Community Development District.

Following the motion, Mr. Thompson asked about anthills in the community, and Mr. Lucadano explained that this could be an ongoing issue if the annual fire ant control product was not being used, though noted that this was not recommended unless they were an issue in the amenity areas, as the product incurred an additional cost to use.

Comments were made regarding previous discussions on trees on the Long Lake Ranch Boulevard median, with Ms. Dobson noting that the decorative palms had been determined to largely be out of budget and a likely hazard for visibility. The Board discussed tree varieties, with comments made in favor of bald cypress. The Board requested for bald cypress tree proposals to be brought to the next meeting for consideration.

Ms. Dobson noted that the end caps on Long Lake Ranch Boulevard and Weather Vane had not been addressed, and Mr. Smith explained that this had not been part of the scope of the original landscape enhancement proposal. Proposals

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

There were no comments on the report.

B. Aquatic Services

1. Exhibit 2: Presentation of Aquatics Treatment Report

There were no comments on the aquatics treatment report.

C. District Engineer

Mr. Chang stated that the County had agreed to take over the streetlights on Sunlake Boulevard. Mr. Chang noted that he had asked for clarification as to the scope of the streetlight agreement on Long Lake Ranch property lines. Mr. Chang additionally noted that Pasco County was inquiring whether the CDD was interested in turning over Foxtail roadways to the County. Mr. Chang stated that the turnover would result in the CDD no longer being responsible for maintenance, but noted that the County may require the District to provide inspection reports from the time the streets were constructed, which if unable to be found, may incur additional costs for inspections to appropriately certify the roads. Additional comments were made about Duke Energy's involvement.

D. District Counsel

1. Discussion of Roads MSTU Ordinance

Ms. Sandy addressed Supervisor questions about the ordinance, stating that she believed that the parking area in front of the amenity center was considered as within the tract under the CDD's responsibility and not as a separate roadway.

E. Clubhouse Manager

1. Exhibit 3: Presentation of Clubhouse Manager Report

There were no comments or questions on the Clubhouse Manager Report.

FIFTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 4: Consideration of Minutes of the Board of Supervisors' Meeting Held on December 1, 2022

Ms. Dobson noted that Ms. Clawson's suggested revision to the minutes had been handled.

- B. Exhibit 5: Consideration of Unaudited November 2022 Financial Statements

Ms. Dobson stated that a new spreadsheet format was forthcoming, per Mr. Smith's request.

- C. Exhibit 6: Consideration of Operation and Maintenance Expenditures for November 2022

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

SIXTH ORDER OF BUSINESS – Business Items

- A. Exhibit 7: Consideration of LLS Tax Solutions Series 2015A-1 & 2015A-2 Engagement Letter - \$650.00/yearly

On a MOTION by Mr. Smith, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board approved the LLS Tax Solutions Series 2015A-1 & 2015A-2 Engagement Letter, in the amount of \$650.00/yearly, for the Long Lake Ranch Community Development District.

- B. Exhibit 8: Presentation of LLS Tax Solutions 2022 Arbitrage Report

Ms. Dobson noted that this item was for informational purposes, and showed that the CDD was not making a profit off of bonds and therefore required no further action.

- C. Exhibit 9: Consideration of Maintenance Shed Concrete Slab Proposals

1. Site Masters - \$14,280.00

2. Philray Gregory King - \$10,000.00

Mr. Pellan asked for confirmation whether the scopes of the proposals were equal, and Ms. Dobson explained that both vendors had been provided with the same briefing and information.

Mr. Smith made a motion to approve the Site Masters Maintenance Shed Concrete Slab Proposal, in the amount of \$14,280.00.

During discussion of the motion, Ms. Dobson provided confirmation that Mr. King had worked with Tuff Shed previously. Discussion ensued regarding the proposal specifications. Mr. Ruhlig noted that he was discussing with a third concrete slab company who was intending on submitting a competing proposal for consideration. The Board requested for vendors to adjust their proposals to add language ensuring that the slab was per specifications provided by the engineer and Tuff Shed.

Mr. Smith withdrew his motion.

Mr. Ruhlig requested a copy of the plans that Lakeshore Ranch CDD had submitted to Pasco County in their approval process for their Tuff Shed maintenance shed and concrete slab, for comparison purposes.

- D. Exhibit 10: Consideration of Poolside Furniture Proposal Options

1. Florida Patio Furniture Inc.

a. Estimate #24708 - \$46,560.45

208 b. Estimate #24709 - \$28,631.05

209 2. Leaders Florida Living

210 a. Quote #QTAM2290 - \$46,985.63

211 b. Quote #QTAM2291 - \$59,932.85

212 c. Quote #QTAM2292 - \$60,468.79

213 3. Patio Land USA, Inc. – Estimate #11091 - \$90,387.93

214 4. Pool Furniture Supply

215 a. Quote #PFS17668 - \$45,727.87

216 b. Quote #PFS17669 - \$47,453.25

217 Comments were made questioning how these proposals would be funded. Ms. Dobson advised that
218 the capital improvement plan that had been approved for the budget was \$92,276. Following further
219 discussion with Mr. Ruhlig on capacity, durability, and furniture specifications, consideration of
220 all poolside furniture proposals were tabled, to be included in the Fiscal Year 2023 capital reserve
221 plan.

222 Following Supervisor comments expressing concerns about dollar amounts in the published
223 agenda, Ms. Dobson suggested that when this topic was brought back for consideration, they could
224 be designated as projected amounts and clarified to be budget season topics.

225 E. Exhibit 11: Consideration of Great Britain Tile Proposals

226 1. LVP Flooring Remodel - \$5,367.68

227 2. Tile Flooring Remodel - \$7,267.21

228 Ms. Dobson noted that Great Britain Tile remained the only vendor to come in and assess the floors,
229 adding that they had suggested opting for tile flooring rather than LVP. The Board requested
230 additional proposals for the next meeting for consideration.

231 F. Exhibit 12: Presentation of Duke Energy Business Energy Report

232 Ms. Dobson and the Board discussed Duke Energy's recommendations for LED lighting, and
233 potential negative effects from their perceived intensity.

234 G. Discussion of Verizon Cell Tower Locations

235 Mr. Murphy spoke on behalf of Smartlink, commenting on the effects on cellular coverage and
236 capacity and stated that he was available to address any questions from the Board.

237 There were no questions for Mr. Murphy from any members of the Board.

238 Ms. Dobson asked for clarification on the criteria employed for location selection, and what the
239 company's plans were should the Board reject all of the proposed locations. Mr. Murphy explained
240 that an engineer for Verizon Wireless had identified the area as a network gap, and noted the
241 proposed tower's co-location capabilities in accordance with County requirements.

242 The Board thanked the community in attendance for participating in the dialogue and voicing their
243 concerns, and indicated that they were in agreement not to proceed with the cell tower.

244 On a MOTION by Mr. Pellan, SECONDED by Mr. Thompson, WITH ALL IN FAVOR, the Board
245 approved discontinuing further consideration of the cell tower for the Long Lake Ranch Community
246 Development District.

H. Exhibit 14: Discussion of Community Signage

The Board and Mr. Ruhlig discussed signage counts and verbiage. Mr. Thompson was named the signage board liaison, to meet with Ms. Dobson and Mr. Ruhlig to work on amenity center signage suggestions and recommendations for consideration at the next meeting.

I. Exhibit 15: Discussion of Holiday Lighting

Ms. Dobson noted that the vendor had been unable to meet the deadline of having all of the holiday décor in place per the agreement, due to issues with stolen and insufficient lighting. Supervisor comments were made against paying the final payment of \$4,000, with Ms. Clawson expressing dissatisfaction that the contract had not been upheld and that the vendor had not met with her despite initially reaching out to discuss the lighting. Ms. Sandy stated that a letter could be sent to the vendor stating that they believed the contract had been breached, though noted that she was currently discussing with the District Manager to determine the extent of the breach. Ms. Dobson noted that documentation of communications with the vendor had been provided to District Counsel.

On a MOTION by Mr. Twomey, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved withholding the final payment to the holiday lighting vendor in the amount of \$4,000.00, due to the vendor being in breach of contract, of the Long Lake Ranch Community Development District.

Following the motion, Ms. Dobson stated that District Counsel would draft the letter to the vendor and that this would be sent out as soon as possible.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

Ms. Clawson requested that communications out to the residents regarding off-leash dogs emphasize that the law applied to all CDD common areas. Additional discussion ensued regarding CDD communications to the residents.

EIGHTH ORDER OF BUSINESS – Audience Comments – New Business

An audience member requested for Board Supervisors to not use disparaging terms to refer to other residents.

NINTH ORDER OF BUSINESS – Next Meeting Quorum Check: February 2nd, 6:00 PM

All Supervisors in attendance indicated that they would be able to attend the next meeting, scheduled for February 2, 2023, in person, constituting a quorum.

TENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Twomey, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board adjourned the meeting at 10:30 p.m. for the Long Lake Ranch Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

287

Printed Name

Printed Name

288 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

EXHIBIT 7

Long Lake Ranch Community Development District

Financial Statements
(Unaudited)

Preliminary

December 31, 2022

Long Lake Ranch CDD
General Fund Monthly Breakdown
Statement of Revenue, Expenditures, and Changes in Fund Balance

	FY 2023 Month of October	FY 2023 Month of November	FY 2023 Month of December	FY 2023 Total YTD	% Actual YTD / FY Budget
1 REVENUE					
2 ASSESSMENTS LEVIED					
3 ASSESSMENTS LEVIED (NET ON-ROLL)	\$ -	\$ 229,807	\$ 889,661	\$ 1,119,467	96%
4 ADDITIONAL REVENUE					
5 TENNIS	-	120	240	360	25%
6 ROOM RENTALS	-	125	180	305	203%
7 INTEREST	334	-	-	334	267%
8 ADVERTISEMENT RENTAL	800	1,600	800	3,200	
9 MISC. REVENUE	-	125	-	125	
10 FUND BALANCE FORWARD (removed)	-	-	-	-	
11 TOTAL REVENUE	\$ 1,134	\$ 231,777	\$ 890,881	\$ 1,123,791	96%
12 EXPENDITURES					
13 ADMINISTRATIVE					
14 SUPERVISORS - REGULAR MEETINGS	\$ 600	\$ 800	\$ 415	\$ 1,815	18%
15 SUPERVISORS - WORKSHOPS	-	-	-	-	0%
16 PAYROLL TAXES (BOS)	46	61	46	153	21%
17 PAYROLL SERVICES FEES	50	50	51	151	25%
18 DISTRICT MANAGEMENT	1,667	1,638	1,694	4,999	25%
19 ADMINISTRATIVE	917	917	917	2,750	25%
20 ACCOUNTING	917	917	917	2,750	25%
21 ASSESSMENT ROLL PREPERATION	417	417	417	1,250	25%
22 DISSEMINATION AGENT	3,000	-	-	3,000	100%
23 DISTRICT COUNSEL	3,092	2,892	2,243	8,226	26%
24 DISTRICT ENGINEER	298	968	-	1,265	9%
25 ARBITRAGE REBATE CALCULATION	-	-	500	500	77%
26 TRUSTEE FEES	4,041	-	4,041	8,081	51%
27 BANK FEES	-	-	-	-	0%
28 AUDITING	-	-	-	-	0%
29 REGULATORY PERMITS AND FEES	175	-	-	175	100%
30 PROPERTY TAXES	-	-	225	225	90%
31 SALES TAX	189	-	-	189	0%
32 LEGAL ADVERTISING	-	-	66	66	4%
33 WEBSITE HOSTING	1,538	-	-	1,538	96%
34 TOTAL ADMINISTRATIVE	16,944	8,659	11,530	37,132	28%
35 INSURANCE					
36 GENERAL LIABILITY INSURANCE	20,564	-	-	20,564	91%
37 TOTAL INSURANCE	20,564	-	-	20,564	91%
38 UTILITIES					
39 UTILITIES - ELECTRICITY	3,730	3,586	3,632	10,948	12%
40 UTILITIES - STREETLIGHTS	10,809	10,805	10,470	32,084	21%
41 UTILITIES - WATER/SEWER	763	272	279	1,314	5%
42 UTILITIES - SOLID WASTE REMOVAL	174	1,426	91	1,692	99%
43 TOTAL UTILITIES	15,476	16,090	14,472	46,038	17%
44 SECURITY					
45 SECURITY MISCELLANEOUS EXPENSE (EQUIPMEN	650	(380)	-	270	4%
46 TOTAL SECURITY	650	(380)	-	270	4%

Long Lake Ranch CDD
General Fund Monthly Breakdown
Statement of Revenue, Expenditures, and Changes in Fund Balance

	FY 2023 Month of October	FY 2023 Month of November	FY 2023 Month of December	FY 2023 Total YTD	% Actual YTD / FY Budget
47 PHYSICAL ENVIRONMENT					
48 FIELD SERVICES	421	421	421	1,263	25%
49 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	-	600	443	1,043	30%
50 AQUATIC MAINTENANCE	4,920	2,460	2,460	9,840	33%
51 MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	-	0%
52 AQUATIC PLANT REPLACEMENT	-	-	-	-	0%
53 STORMWATER SYSTEM MAINTENANCE	-	-	-	-	0%
54 FISH STOCKING	-	-	-	-	0%
55 LAKE & POND MAINTENANCE	-	-	-	-	0%
56 ENTRY & WALLS MAINTENANCE	-	-	-	-	0%
57 LANDSCAPE MAINTENANCE - CONTRACT	13,675	13,675	13,675	41,025	22%
58 LANDSCAPE REPLACEMENT MULCH	-	-	-	-	0%
59 LANDSCAPE REPLACEMENT ANNUALS	7,272	-	7,272	14,544	61%
60 LANDSCAPE REPLACEMENT PLANTS & SHRUBS	-	-	49,142	49,142	109%
61 TREE TRIMMING & MAINTENANCE	-	675	-	675	4%
62 OTHER LANDSCAPE -FIRE ANT TREAT	-	-	-	-	0%
63 IRRIGATION REPAIRS & MAINTENANCE	-	-	-	-	0%
64 DECORATIVE LIGHT MAINTENANCE	4,000	-	-	4,000	44%
65 PRESSURE WASHING	-	-	-	-	0%
66 FIELD CONTINGENCY	1,200	-	-	1,200	5%
67 TOTAL PHYSICAL ENVIRONMENT	31,488	17,831	73,412	122,731	26%
68 ROAD & STREET FACILITIES					
69 SIDEWALK REPAIR & MAINTENANCE	-	-	-	-	0%
70 ROADWAY REPAIR & MAINTENANCE	-	-	-	-	0%
71 SIGNAGE REPAIR & REPLACEMENT	-	-	-	-	0%
72 TOTAL ROAD & STREET FACILITIES	-	-	-	-	0%
73 PARKS AND RECREATION					
74 CLUBHOUSE MANAGEMENT	7,311	7,728	7,544	22,583	18%
75 POOL MAINTENANCE - CONTRACT	3,983	1,668	1,668	7,319	26%
76 DOG WASTE STATION SUPPLIES	-	-	417	417	8%
77 AMENITY MAINTENANCE & REPAIR	555	1,918	515	2,989	14%
78 OFFICE SUPPLIES	41	62	-	103	21%
79 FURNITURE REPAIR/REPLACEMENT	-	-	-	-	0%
80 POOL REPAIRS	-	135	355	490	33%
81 POOL PERMITS	-	-	-	-	0%
82 COMMUNICATIONS (TEL, FAX, INTERNET)	263	302	195	761	15%
83 FACILITY A/C & HEATING MAINTENANCE & REPAIR	-	-	-	-	0%
84 COMPUTER SUPPORT MAINTENANCE & REPAIR	-	-	-	-	0%
85 PLAYGROUND EQUIPMENT & MAINTENANCE	-	-	-	-	0%
86 ATHLETIC/PARK & COURT/FIELD REPAIRS	184	300	80	564	11%
87 PEST CONTROL	-	-	300	300	12%
88 CLUBHOUSE SUPPLIES	-	-	-	-	0%
89 TOTAL PARKS AND RECREATION	12,337	12,113	11,074	35,525	17%
90 TOTAL EXPENDITURES	\$ 97,459	\$ 54,313	\$ 110,489	\$ 262,261	23%
91 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(96,325)	177,464	780,392	861,530	
92 OTHER FINANCING SOURCES & USES					
93 TRANSFERS IN	-	-	-	-	
94 TRANSFERS OUT	(95,877)	-	-	(95,877)	
95 TOTAL OTHER FINANCING RESOURCES & USES	(95,877)	-	-	(95,877)	
96 NET CHANGE IN FUND BALANCE	\$ (192,203)	\$ 177,464	\$ 780,392	\$ 765,653	

Long Lake Ranch CDD
Balance Sheet
December 31, 2022

	General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT - BU	\$ 2,135,038	\$ -	\$ -	\$ -	\$ -	\$ 2,135,038
3 DEBIT CARD ACCOUNT	-	-	-	-	-	-
4 MONEY MARKET ACCOUNT - BU	-	910,863	-	-	-	910,863
5 RESERVE ACCOUNT - BU	-	95,543	-	-	-	95,543
6 TRUST ACCOUNTS:						-
7 REVENUE FUND	-	-	72,776	23,629	12,885	109,290
8 RESERVE FUND	-	-	318,994	117,969	96,531	533,494
9 PREPAYMENT FUND	-	-	281	-	1,626	1,907
10 ACCOUNTS RECEIVABLE	-	-	-	-	-	-
11 ASSESSMENTS RECEIVABLE - ON ROLL	46,484	8,876	12,703	9,405	7,665	85,133
12 DUE FROM OTHER FUNDS	67,346	213,752	307,161	227,409	185,351	1,001,019
13 PREPAID EXPENSES	2,891	-	-	-	-	2,891
14 DEPOSITS	42,903	-	-	-	-	42,903
15 TOTAL ASSETS	\$ 2,294,663	\$ 1,229,034	\$ 711,915	\$ 378,412	\$ 304,059	\$ 4,918,083
16 LIABILITIES						
17 ACCOUNTS PAYABLE	\$ 67,711	\$ -	\$ -	\$ -	\$ -	\$ 67,711
18 SALES TAX	3	-	-	-	-	3
19 ACCRUED EXPENSES	-	-	-	-	-	-
20 DEFERRED REVENUE - ON-ROLL	46,484	8,876	12,703	9,405	7,665	85,133
21 DUE TO OTHER FUNDS	933,673	67,346	-	-	-	1,001,019
22 TOTAL LIABILITIES	1,047,871	76,221	12,703	9,405	7,665	1,153,866
23 FUND BALANCE						
24 NONSPENDABLE						
25 PREPAID & DEPOSITS	45,794	-	-	-	-	45,794
27 CAPITAL RESERVES	-	972,956	-	-	-	972,956
26 OPERATING CAPITAL	201,740	75,000	-	-	-	276,740
28 UNASSIGNED	999,257	104,857	699,212	369,007	296,394	2,468,726
29 TOTAL FUND BALANCE	1,246,791	1,152,813	699,212	369,007	296,394	3,764,217
30 TOTAL LIABILITIES & FUND BALANCE	\$ 2,294,663	\$ 1,229,034	\$ 711,915	\$ 378,412	\$ 304,059	\$ 4,918,083

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

	FY 2023 Amended Budget	FY 2023 Month of December	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 ASSESSMENTS LEVIED					
3 ASSESSMENTS LEVIED (NET ON-ROLL)	\$ 1,165,951	\$ 889,661	\$ 1,119,467	\$ (46,484)	96%
4 ADDITIONAL REVENUE					
5 TENNIS	1,440	-	360	(1,080)	25%
6 ROOM RENTALS	150	420	305	155	203%
7 INTEREST	125	-	334	209	267%
8 ADVERTISEMENT RENTAL	-	800	3,200	3,200	
9 MISC. REVENUE	-	-	125	125	
10 FUND BALANCE FORWARD (removed)	-	-	-	-	
11 TOTAL REVENUE	\$ 1,167,666	\$ 890,881	\$ 1,123,791	\$ (43,875)	96%
12 EXPENDITURES					
13 ADMINISTRATIVE					
14 SUPERVISORS - REGULAR MEETINGS	\$ 10,000	\$ 415	\$ 1,815	\$ (8,185)	18%
15 SUPERVISORS - WORKSHOPS	2,000	-	-	(2,000)	0%
16 PAYROLL TAXES (BOS)	734	46	153	(581)	21%
17 PAYROLL SERVICES FEES	600	51	151	(449)	25%
18 DISTRICT MANAGEMENT	20,000	1,694	4,999	(15,001)	25%
19 ADMINISTRATIVE	11,000	917	2,750	(8,250)	25%
20 ACCOUNTING	11,000	917	2,750	(8,250)	25%
21 ASSESSMENT ROLL PREPERATION	5,000	417	1,250	(3,750)	25%
22 DISSEMINATION AGENT	3,000	-	3,000	-	100%
23 DISTRICT COUNSEL	32,000	2,243	8,226	(23,774)	26%
24 DISTRICT ENGINEER	13,500	-	1,265	(12,235)	9%
25 ARBITRAGE REBATE CALCULATION	650	500	500	(150)	77%
26 TRUSTEE FEES	15,701	4,041	8,081	(7,620)	51%
27 BANK FEES	150	-	-	(150)	0%
28 AUDITING	6,000	-	-	(6,000)	0%
29 REGULATORY PERMITS AND FEES	175	-	175	-	100%
30 TAX COLLECTOR/PROPERTY TAXES	250	225	225	(25)	90%
31 SALES TAX	-	-	189	189	
32 LEGAL ADVERTISING	1,500	66	66	(1,434)	4%
33 WEBSITE HOSTING	1,600	-	1,538	(63)	96%
34 TOTAL ADMINISTRATIVE	134,860	11,530	37,132	(97,728)	28%
35 INSURANCE					
36 GENERAL LIABILITY/PROPERTY INSURANCE	22,628	-	20,564	(2,064)	91%
37 TOTAL INSURANCE	22,628	-	20,564	(2,064)	91%
38 UTILITIES					
39 UTILITIES - ELECTRICITY	90,000	3,632	10,948	(79,052)	12%
40 UTILITIES - STREETLIGHTS	150,000	10,470	32,084	(117,916)	21%
41 UTILITIES - WATER/SEWER	25,000	279	1,314	(23,686)	5%
42 UTILITIES - SOLID WASTE REMOVAL	1,716	91	1,692	(24)	99%
43 TOTAL UTILITIES	266,716	14,472	46,038	(220,678)	17%

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

	FY 2023 Amended Budget	FY 2023 Month of December	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
44 SECURITY					
45 SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT)	7,600		270	(7,330)	4%
46 TOTAL SECURITY	7,600	-	270	(7,330)	4%
47 COMMUNITY MAINTENANCE					
48 FIELD SERVICES	5,051	421	1,263	(3,788)	25%
49 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	3,500	443	1,043	(2,457)	30%
50 AQUATIC MAINTENANCE	29,520	2,460	9,840	(19,680)	33%
51 MITIGATION AREA MONITORING & MAINTENANCE	3,100	-	-	(3,100)	0%
52 AQUATIC PLANT REPLACEMENT	2,500	-	-	(2,500)	0%
53 STORMWATER SYSTEM MAINTENANCE	500	-	-	(500)	0%
54 FISH STOCKING	11,100	-	-	(11,100)	0%
55 LAKE & POND MAINTENANCE	2,000	-	-	(2,000)	0%
56 ENTRY & WALLS MAINTENANCE	5,500	-	-	(5,500)	0%
57 LANDSCAPE MAINTENANCE - CONTRACT	183,982	13,675	41,025	(142,957)	22%
58 LANDSCAPE REPLACEMENT MULCH	70,000	-	-	(70,000)	0%
59 LANDSCAPE REPLACEMENT ANNUALS	24,000	7,272	14,544	(9,456)	61%
60 LANDSCAPE REPLACEMENT PLANTS & SHRUBS	45,000	49,142	49,142	4,142	109%
61 TREE TRIMMING & MAINTENANCE	16,000	-	675	(15,325)	4%
62 OTHER LANDSCAPE -FIRE ANT TREAT	4,500	-	-	(4,500)	0%
63 IRRIGATION REPAIRS & MAINTENANCE	6,000	-	-	(6,000)	0%
64 DECORATIVE LIGHT MAINTENANCE	9,050	-	4,000	(5,050)	44%
65 PRESSURE WASHING	30,000	-	-	(30,000)	0%
66 FIELD CONTINGENCY	22,931	-	1,200	(21,731)	5%
67 TOTAL PHYSICAL ENVIRONMENT	474,234	73,412	122,731	(351,502)	26%
68 ROAD & STREET FACILITIES					
69 SIDEWALK REPAIR & MAINTENANCE	1,000	-	-	(1,000)	0%
70 ROADWAY REPAIR & MAINTENANCE	1,000	-	-	(1,000)	0%
71 SIGNAGE REPAIR & REPLACEMENT	5,000	-	-	(5,000)	0%
72 TOTAL ROAD & STREET FACILITIES	7,000	-	-	(7,000)	0%
73 AMENITY MAINTENANCE					
74 CLUBHOUSE MANAGEMENT	126,928	7,544	22,583	(104,345)	18%
75 POOL MAINTENANCE - CONTRACT	27,780	1,668	7,319	(20,461)	26%
76 DOG WASTE STATION SUPPLIES	5,460	417	417	(5,043)	8%
77 AMENITY MAINTENANCE & REPAIR	21,000	515	2,989	(18,011)	14%
78 OFFICE SUPPLIES	500		103	(398)	21%
79 FURNITURE REPAIR/REPLACEMENT	1,500		-	(1,500)	0%
80 POOL REPAIRS	1,500	355	490	(1,010)	33%
81 POOL PERMITS	1,000		-	(1,000)	0%
82 COMMUNICATIONS (TEL, FAX, INTERNET)	5,000	195	761	(4,239)	15%
83 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	2,000		-	(2,000)	0%
84 COMPUTER SUPPORT MAINTENANCE & REPAIR	1,000	-	-	(1,000)	0%
85 PLAYGROUND EQUIPMENT & MAINTENANCE	1,000		-	(1,000)	0%
86 ATHLETIC/PARK & COURT/FIELD REPAIRS	5,000	80	564	(4,436)	11%
87 PEST CONTROL	2,460	300	300	(2,160)	12%
88 CLUBHOUSE SUPPLIES	2,500	-	-	(2,500)	0%
89 TOTAL PARKS AND RECREATION	204,628	11,074	35,525	(169,103)	17%
90 TOTAL EXPENDITURES	1,117,666	\$ 110,489	262,261	(855,405)	23%
91 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	50,000	780,392	861,530	811,530	

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

	FY 2023 Amended Budget	FY 2023 Month of December	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
92 OTHER FINANCING SOURCES & USES					
93 TRANSFERS IN	-	-	-	-	
94 TRANSFERS OUT	(50,000)	-	(95,877)	(45,877)	
95 TOTAL OTHER FINANCING RESOURCES & USES	(50,000)	-	(95,877)	(45,877)	
96 FUND BALANCE - BEGINNING - UNAUDITED	300,047		481,138	181,091	
97 NET CHANGE IN FUND BALANCE	-	780,392	765,653	765,653	
98 FUND BALANCE - ENDING - PROJECTED	\$ 300,047		\$ 1,246,791	946,744	
99 ANALYSIS OF FUND BALANCE					
100 NON SPENDABLE DEPOSITS					
101 PREPAID & DEPOSITS	45,795		45,794		
102 CAPITAL RESERVES			-		
103 OPERATING CAPITAL	201,740		201,740		
104 UNASSIGNED	98,438		999,257		
105 TOTAL FUND BALANCE	\$ 345,973		\$ 1,246,791		

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

	FY 2023 Amended Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 222,628	\$ 213,752	\$ (8,876)
3 INTEREST & MISCELLANEOUS	1,000	3,697	2,697
4 TOTAL REVENUE	223,628	217,449	(6,179)
5 EXPENDITURES			
6 CAPITAL IMPROVEMENT PLAN (CIP)	92,276	67,346	(24,930)
7 CONTINGENCY	9,228	-	(9,228)
8 TOTAL EXPENDITURES	101,504	67,346	(34,158)
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	122,124	150,103	27,979
10 OTHER FINANCING SOURCES & USES			
11 TRANSFERS IN	50,000	95,877	
12 TRANSFERS OUT	-	-	
13 TOTAL OTHER FINANCING SOURCES & USES	50,000	95,877	45,877
14 FUND BALANCE - BEGINNING	906,832	906,832	-
15 NET CHANGE IN FUND BALANCE	172,124	245,981	73,857
16 FUND BALANCE - ENDING	\$ 1,078,956	\$ 1,152,813	\$ 73,857
17 ANALYSIS OF FUND BALANCE			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	972,956	972,956	
20 WORKING CAPITAL	75,000	75,000	
21 UNASSIGNED	31,000	104,857	
22 FUND BALANCE - ENDING	\$ 1,078,956	\$ 1,152,813	

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

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 318,994	\$ 305,927	\$ (13,067)
3 INTEREST REVENUE	-	2,967	2,967
4 TOTAL REVENUE	318,994	308,894	(10,100)
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2022	-	115,763	115,763
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)
12 TOTAL EXPENDITURES	318,994	115,763	(203,231)
13 EXCESS OF REVENUE OVER (UNDER) EXP.	-	193,131	193,131
14 OTHER FINANCING SOURCES (USES)			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
18 FUND BALANCE - BEGINNING	506,081	506,081	-
19 NET CHANGE IN FUND BALANCE	-	193,131	193,131
20 FUND BALANCE - ENDING	\$ 506,081	\$ 699,212	\$ 193,131

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

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 226,495	\$ (9,442)
3 INTEREST REVENUE	-	2	2
4 TOTAL REVENUE	235,938	226,498	(9,440)
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2022	-	88,119	88,119
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)
12 TOTAL EXPENDITURES	234,438	88,119	(146,319)
13 EXCESS OF REVENUE OVER (UNDER) EXP.	1,500	138,379	136,879
14 OTHER FINANCING SOURCES (USES)			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
18 FUND BALANCE - BEGINNING	230,628	230,628	-
19 NET CHANGE IN FUND BALANCE	1,500	138,379	136,879
20 FUND BALANCE - ENDING	\$ 232,128	\$ 369,007	\$ 136,879

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

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 192,869	\$ 184,603	\$ (8,266)
3 INTEREST REVENUE	-	695	695
4 TOTAL REVENUE	192,869	185,298	(7,571)
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2022	-	63,434	63,434
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)
12 PRINCIPAL PREPAYMENT	-	15,000	15,000
13 TOTAL EXPENDITURES	190,569	78,434	(112,134)
14 EXCESS OF REVENUE OVER (UNDER) EXP.	2,300	106,864	104,564
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	189,530	189,530	-
20 NET CHANGE IN FUND BALANCE	2,300	106,864	104,564
21 FUND BALANCE - ENDING	\$ 191,830	\$ 296,394	\$ 104,564

Long Lake Ranch CDD

Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2022		EOY Balance				364,594.10
10/01/2022	1461	Egis Insurance & Risk Advisors	Insurance FY 10/1/22 - 10/1/23 Policy # 100122769		20,564.00	344,030.10
10/03/2022	01ACH100322	Duke Energy	Summary Bill - Sept 2022		14,691.39	329,338.71
10/04/2022	100044	County Sanitation	Invoice: 100322-6755 (Reference: 19037 Long Lake Ranch Blvd..)		87.21	329,251.50
10/04/2022	100045	Innersync	Invoice: 20770 (Reference: Outgoing PDF Accessibility and Website Services.)		1,537.50	327,714.00
10/04/2022	100046	Vesta Property Services, Inc.	Invoice: 401900 (Reference: Oct Management Services fees.)		8,979.23	318,734.77
10/06/2022	100047	County Sanitation	Invoice: 2A127846 (Reference: 19037 Long Lake Ranch- Trash Removal.)		87.21	318,647.56
10/06/2022	100048	Johnson Engineering, Inc.	Invoice: 34 (Reference: Professional Personnel 9.11.) Invoice: 4 (Reference: Professional Ser..		742.50	317,905.06
10/06/2022	100049	RedTree Landscape Systems	Invoice: 11549 (Reference: Monthly Grounds Maintenance.) Invoice: 11461 (Reference: Repl		15,892.50	302,012.56
10/06/2022	100050	Vesta Property Services	Invoice: WC0129 (Reference: Replaced 2 pool ladder treads at main pool.) Invoice: WC0142 (420.00	301,592.56
10/06/2022	100051	A Total Solution, Inc.	Invoice: 0000164442 (Reference: Replaced check Valve #2.)		1,358.81	300,233.75
10/11/2022	ACH1101122	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 08/08-09/08/22		70.74	300,163.01
10/11/2022	100052	DCSI, Inc " Security & Sound"	Invoice: 30016 (Reference: access control.)		11,825.00	288,338.01
10/11/2022	100053	Florida Field Services Group, LLC	Invoice: 678 (Reference: 50% deposit - reinstallation of holiday lighting.)		4,000.00	284,338.01
10/11/2022	100054	RedTree Landscape Systems	Invoice: 11444 (Reference: Landscape construction- remove dead/ declining cypress trees.)		3,920.00	280,418.01
10/11/2022	100055	DCSI, Inc " Security & Sound"	Invoice: 29998 (Reference: Access/ Gate Service.)		125.00	280,293.01
10/11/2022	100056	GHS LLC	Invoice: 2022-489 (Reference: Aquatic Maintenance Program.)		2,460.00	277,833.01
10/12/2022	101222ACH1	Frontier	Phone and Internet - 9/15-10/14		100.99	277,732.02
10/12/2022	101222ACH2	Frontier	Phone and Internet - 09/15-10/14/22		163.40	277,568.62
10/12/2022	ACH101222	Duke Energy	000 Sunlake Blvd Lite 08/17-9/16		336.94	277,231.68
10/14/2022	100057	DCSI, Inc " Security & Sound"	Invoice: 29991 (Reference: Access Cards.)		525.00	276,706.68
10/14/2022	101422ACH3	Engage PEO	BOS MTG 10/6/22		141.80	276,564.88
10/14/2022	101422ACH2	George Smith, Jr	BOS MTG 10/6/22		184.70	276,380.18
10/14/2022	101422ACH1	Jim Kofor	BOS MTG 10/6/22		184.70	276,195.48
10/14/2022	23	William Pellan	BOS MTG 10/6/22		184.70	276,010.78
10/18/2022	ACH 101822	Florida Department of Revenue	Sales Tax 3rd Qt 2022		188.81	275,821.97
10/20/2022			Deposit	800.00		276,621.97
10/22/2022	ACH 102222	Credit Card Purchases	Credit Card payment Oct 2022		1,100.17	275,521.80
10/24/2022	102422ACH1	Pasco County Utilities Services Branch	Reference: 0 Community center 8/19-9/20		529.91	274,991.89
10/24/2022	102422ACH2	Pasco County Utilities Services Branch	Reference: 18981 Long Lake Ranch blvd 8/19-9/20		161.07	274,830.82
10/24/2022			Funds Transfer	8.66		274,839.48
10/26/2022	100058	DPFG M&C	Invoice: 403544 (Reference: Dissemination agent.) Invoice: 403514 (Reference: Oct Managen		7,337.58	267,501.90
10/26/2022	100059	Kutak Rock LLP	Invoice: 3125416 (Reference: Professional Services Rendered.) Invoice: 3125413 (Reference:		3,091.50	264,410.40
10/26/2022	100060	Vesta Property Services	Invoice: 403571 (Reference: Monthly pool services.) Invoice: 403621 (Reference: Oct Manag		11,710.90	252,699.50
10/31/2022		EOM Balance		808.66	112,703.26	252,699.50
11/01/2022	ACH110122	Duke Energy	Summary Bill - OCT 2022		14,202.25	238,497.25
11/01/2022	100061	GHS LLC	Invoice: 2022-538 (Reference: Aquatic Maintenance Program.)		2,460.00	236,037.25
11/03/2022			Deposit	800.00		236,837.25
11/07/2022			Deposit: Tax Assessments	10,329.01		247,166.26
11/08/2022	ACH110822	Frontier	Phone and Internet -10/15 - 11/14		162.40	247,003.86
11/08/2022			Deposit	630.00		247,633.86
11/08/2022			Deposit	7,853.00		255,486.86
11/08/2022	100062	Johnson Engineering, Inc.	Invoice: 35 (Reference: Engineering professional services.)		297.50	255,189.36
11/08/2022	100063	RedTree Landscape Systems	Invoice: 11690 (Reference: landscape enhancement performed 10/3.) Invoice: 11770 (Referen		22,389.50	232,799.86
11/08/2022	100064	The Lake Doctors, Inc.	Invoice: 46279B (Reference: Fountain quarterly cleaning.)		600.00	232,199.86
11/08/2022	100065	Patriot Amenity Services Group LLC	Invoice: 1809 (Reference: Disposal of old patio furniture.)		200.00	231,999.86
11/08/2022	100066	Site Master of Florida, LLC	Invoice: 101922-1 (Reference: Repaired erosion on west side of dock.)		1,200.00	230,799.86
11/08/2022	ACH11822	Duke Energy	000 Sunlake Blvd Lite 09/17-10/17		336.94	230,462.92
11/09/2022	ACH 110922	Frontier	Phone and Internet - 10/15-11/14		100.99	230,361.93

Long Lake Ranch CDD

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/11/2022	111122ACH5	Engage PEO	BOS MTG 11/3/22		172.40	230,189.53
11/11/2022	111122ACH1	George Smith, Jr	BOS MTG 11/3/22		184.70	230,004.83
11/11/2022	111122ACH2	Heidi Clawson	BOS MTG 11/3/22		184.70	229,820.13
11/11/2022	111122ACH3	James Christopher Koford	BOS MTG 11/3/22		184.70	229,635.43
11/11/2022	24	William Pellan	BOS MTG 11/3/22		184.70	229,450.73
11/14/2022	1463	Board of County Commissioners	Parcel 34-26-18-0020-0000-0P10 (annual solid waste)		1,336.94	228,113.79
11/14/2022	1464	Board of County Commissioners	Parcel 33-26-18-0030 (annual solid waste)		89.28	228,024.51
11/14/2022	ACH111422	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/08-10/07/22		71.80	227,952.71
11/15/2022			Deposit: Tax Assessments	94,294.75		322,247.46
11/16/2022			Deposit	370.00		322,617.46
11/16/2022	100067	DCSI, Inc " Security & Sound"	Invoice: 30076 (Reference: Replace camera system.)		22,151.50	300,465.96
11/16/2022	100068	DPFG M&C	Invoice: 404421 (Reference: Monthly contract management fees.)		4,309.29	296,156.67
11/21/2022	ACH111/2122	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/20-10/19/22		148.75	296,007.92
11/21/2022	ACH2112122	Pasco County Utilities Services Branch	0 Community Center 9/20 - 10/19		51.59	295,956.33
11/21/2022	1465	DEPT OF ECONOMIC OPPORTUNITY	FY 2022/2023 Special District Fee Invoice/Update Form		175.00	295,781.33
11/21/2022			Deposit	106,788.60		402,569.93
11/23/2022	100069	DCSI, Inc " Security & Sound"	Invoice: 30115 (Reference: Replace PoE switch , surge protector & Battery backup.)		972.00	401,597.93
11/23/2022	100070	Johnson Engineering, Inc.	Invoice: 36 (Reference: General Engineering services.)		967.50	400,630.43
11/25/2022			Deposit: Tax Assessments	209,466.04		610,096.47
11/28/2022			Deposit	800.00		610,896.47
11/30/2022	ACH113022	Duke Energy	Summary Bill -10/04-Nov/01 2022		14,054.85	596,841.62
11/30/2022	100071	Jeffrey K. Murphy	Invoice: 111822 (Reference: Land Surveying.)		300.00	596,541.62
11/30/2022	ACH 113022	Credit Card Purchases	Credit Card payment Nov 2022		1,009.91	595,531.71
11/30/2022	EOM Balance			431,331.40	88,499.19	595,531.71
12/02/2022			Deposit: Tax Assessments	1,445,852.78		2,041,384.49
12/06/2022			Deposit	180.00		2,041,564.49
12/06/2022	100072	Vesta Property Services, Inc.	Invoice: 404480 (Reference: December fees.)		9,395.90	2,032,168.59
12/07/2022	ACH120722	Duke Energy	000 Sunlake Blvd Lite 10/18-11/15		336.94	2,031,831.65
12/07/2022	100073	GHS LLC	Invoice: 2022-573 (Reference: Aquatic Maintenance Program.)		2,460.00	2,029,371.65
12/07/2022	100074	Kutak Rock LLP	Invoice: 3141229 (Reference: Professional legal Services Rendered.)		891.57	2,028,480.08
12/07/2022	100075	DCSI, Inc " Security & Sound"	Invoice: 30169 (Reference: Access/ Gate Service.)		250.00	2,028,230.08
12/07/2022	100076	Home Team Pest Defense, Inc.	Invoice: 88598622 (Reference: Pest control service.)		300.00	2,027,930.08
12/07/2022	100077	LLS Tax Solutions Inc.	Invoice: 002856 (Reference: Arbitrage Services.)		500.00	2,027,430.08
12/07/2022	100078	RedTree Landscape Systems	Invoice: 12140 (Reference: Grounds Maintenance.) Invoice: 11959 (Reference: Arbor care per		14,350.00	2,013,080.08
12/07/2022	100079	Vesta Property Services	Invoice: WC0167 (Reference: replace 2 white gutter drain grates with screws at main pool.) In		135.00	2,012,945.08
12/07/2022	100080	Vanguard Cleaning Systems	Invoice: 103734 (Reference: One Time Cleaning of 6 Bathrooms 11/19/2022.)		275.00	2,012,670.08
12/08/2022	ACH120822	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 10/07-11/07/22		71.80	2,012,598.28
12/09/2022	ACH120922	Frontier	Phone and Internet -11/15 - 12/14		201.47	2,012,396.81
12/09/2022	122922 ACH4	Engage PEO	BOS MTG 12/1/22		142.60	2,012,254.21
12/09/2022	122922ACH1	George Smith, Jr	BOS MTG 12/1/22		184.70	2,012,069.51
12/09/2022	122922ACH2	Heidi Clawson	BOS MTG 12/9/22		184.70	2,011,884.81
12/09/2022			Deposit	166,117.02		2,178,001.83
12/09/2022	01ACH120922	Frontier	Phone and Internet - 11/15-12/14		100.99	2,177,900.84
12/15/2022	1466	Mike Fasano. Pasco County Tax Collector	2030 Lake Waters Place 33-26-18-0030-0P200-0000		101.36	2,177,799.48
12/15/2022	1467	Mike Fasano. Pasco County Tax Collector	19037 Long Lake Ranch Blvd 34-26-18-0020-00000-0P10 County Stormwater		92.15	2,177,707.33
12/16/2022	100081	County Sanitation	Invoice: 2C100633 (Reference: Trash Service.)		91.40	2,177,615.93
12/16/2022	100082	DPFG M&C	Invoice: 405579 (Reference: Monthly management fees.)		4,337.58	2,173,278.35
12/16/2022	100083	Kutak Rock LLP	Invoice: 3141230 (Reference: Professional legal Services Rendered.)		2,000.00	2,171,278.35
12/16/2022	100084	Fencing Life LLC	Invoice: 2209-2812-2635-1 (Reference: Fence Repair.)		29,076.76	2,142,201.59

Long Lake Ranch CDD

Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
12/19/2022	ACH121922	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 10/19-11/18/22		148.75	2,142,052.84
12/19/2022	01ACH121922	Pasco County Utilities Services Branch	0 Community Center 10/19-11/18		58.07	2,141,994.77
12/20/2022			Deposit: Tax Assessments	17,396.30		2,159,391.07
12/22/2022	100085	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90085636 (Reference: Auditing services.)		3,850.00	2,155,541.07
12/22/2022	ACH 122222	Credit Card Purchases			2,738.05	2,152,803.02
12/27/2022			Deposit	800.00		2,153,603.02
12/28/2022			Deposit	240.00		2,153,843.02
12/30/2022	ACH123022	Duke Energy	Summary Bill -11/02-12/01 2022		14,101.69	2,139,741.33
12/30/2022	100086	GHS LLC	Invoice: 2022-628 (Reference: Routine Aquatic Maintenance.)		2,460.00	2,137,281.33
12/30/2022	100087	Kutak Rock LLP	Invoice: 3156608 (Reference: Professional legal Services Rendered.) Invoice: 3156607 (Refer		2,243.00	2,135,038.33
12/31/2022		EOM Balance		1,630,586.10	91,079.48	2,135,038.33

EXHIBIT 8

9:50 AM

01/19/23

Long Lake Ranch CDD
Check Detail
 December 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12292...	12/09/2022	George Smith, Jr		1101000 · Cash- Op...		-184.70
Bill	202214	12/09/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	12292...	12/09/2022	Heidi Clawson		1101000 · Cash- Op...		-184.70
Bill	202214	12/09/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	12292...	12/09/2022	William Pellan		1101000 · Cash- Op...		0.00
TOTAL						0.00	0.00
Bill Pmt -Check	12292...	12/09/2022	Engage PEO		1101000 · Cash- Op...		-142.60
Bill	098085	12/09/2022			1510000 · Board of ...	-45.90	45.90
					1510010 · Payroll FI...	-45.90	45.90
					1510020 · Payroll S...	-50.80	50.80
TOTAL						-142.60	142.60
Bill Pmt -Check	1466	12/15/2022	Mike Fasano. Pasc...		1101000 · Cash- Op...		-101.36
Bill	33261...	12/15/2022			1510550 · Miscellan...	-101.36	101.36
TOTAL						-101.36	101.36
Bill Pmt -Check	1467	12/15/2022	Mike Fasano. Pasc...		1101000 · Cash- Op...		-92.15
Bill	34261...	12/15/2022			1510550 · Miscellan...	-92.15	92.15
TOTAL						-92.15	92.15
Bill Pmt -Check	100072	12/06/2022	Vesta Property Ser...		1101000 · Cash- Op...		-9,395.90
Bill	404480	12/01/2022			1580000 · Clubhous...	-7,311.23	7,311.23
					1580008 · Pet Wast...	-416.67	416.67
					1580050 · Pool Cont...	-1,668.00	1,668.00
TOTAL						-9,395.90	9,395.90

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01/19/23

Long Lake Ranch CDD
Check Detail
December 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100073	12/07/2022	GHS LLC		1101000 · Cash- Op...		-2,460.00
Bill	2022-...	11/30/2022			1560020 · Aquatic M...	-2,460.00	2,460.00
TOTAL						-2,460.00	2,460.00
Bill Pmt -Check	100074	12/07/2022	Kutak Rock LLP		1101000 · Cash- Op...		-891.57
Bill	3141229	11/28/2022			1510080 · District Le...	-891.57	891.57
TOTAL						-891.57	891.57
Bill Pmt -Check	100075	12/07/2022	DCSI, Inc " Securit...		1101000 · Cash- Op...		-250.00
Bill	30169	11/30/2022			1550010 · Security ...	-250.00	250.00
TOTAL						-250.00	250.00
Bill Pmt -Check	100076	12/07/2022	Home Team Pest D...		1101000 · Cash- Op...		-300.00
Bill	88598...	12/01/2022			1580140 · Pest Cont...	-300.00	300.00
TOTAL						-300.00	300.00
Bill Pmt -Check	100077	12/07/2022	LLS Tax Solutions ...		1101000 · Cash- Op...		-500.00
Bill	002856	12/01/2022			1530010 · Arbitrage	-500.00	500.00
TOTAL						-500.00	500.00
Bill Pmt -Check	100078	12/07/2022	RedTree Landscap...		1101000 · Cash- Op...		-14,350.00
Bill	11959	11/21/2022			1560135 · Tree Trim...	-675.00	675.00
Bill	12140	12/01/2022			1560100 · Landscap...	-13,675.00	13,675.00
TOTAL						-14,350.00	14,350.00
Bill Pmt -Check	100079	12/07/2022	Vesta Property Ser...		1101000 · Cash- Op...		-135.00
Bill	WC01...	11/10/2022			1580060 · Pool Rep...	-65.00	65.00
Bill	WC01...	11/10/2022			1580060 · Pool Rep...	-70.00	70.00
TOTAL						-135.00	135.00

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01/19/23

Long Lake Ranch CDD
Check Detail
 December 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100080	12/07/2022	Vanguard Cleaning...		1101000 · Cash- Op...		-275.00
Bill	103734	11/21/2022			1580010 · Clubhous...	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	100081	12/16/2022	County Sanitation		1101000 · Cash- Op...		-91.40
Bill	2C100...	12/01/2022			1540030 · Solid Wa...	-91.40	91.40
TOTAL						-91.40	91.40
Bill Pmt -Check	100082	12/16/2022	DPFG M&C		1101000 · Cash- Op...		-4,337.58
Bill	405579	12/01/2022			1510030 · District M...	-1,666.67	1,666.67
					1510050 · Accountin...	-916.66	916.66
					1510040 · Administr...	-916.66	916.66
					1510055 · Financial ...	-416.67	416.67
					1560000 · Field Ser...	-420.92	420.92
TOTAL						-4,337.58	4,337.58
Bill Pmt -Check	100083	12/16/2022	Kutak Rock LLP		1101000 · Cash- Op...		-2,000.00
Bill	3141230	11/28/2022			1510080 · District Le...	-2,000.00	2,000.00
TOTAL						-2,000.00	2,000.00
Bill Pmt -Check	100084	12/16/2022	Fencing Life LLC		1101000 · Cash- Op...		-29,076.76
Bill	2209-...	12/02/2022			1190000 · Capital I...	-29,076.76	29,076.76
TOTAL						-29,076.76	29,076.76
Bill Pmt -Check	100085	12/22/2022	Dibartolomeo, McB...		1101000 · Cash- Op...		-3,850.00
Bill	90085...	08/15/2022			1510110 · Auditing ...	-3,850.00	3,850.00
TOTAL						-3,850.00	3,850.00

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01/19/23

Long Lake Ranch CDD
Check Detail
 December 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100086	12/30/2022	GHS LLC		1101000 · Cash- Op...		-2,460.00
Bill	2022-...	12/21/2022			1560020 · Aquatic M...	-2,460.00	2,460.00
TOTAL						-2,460.00	2,460.00
Bill Pmt -Check	100087	12/30/2022	Kutak Rock LLP		1101000 · Cash- Op...		-2,243.00
Bill	3156607	12/22/2022			1510080 · District Le...	-2,000.00	2,000.00
Bill	3156608	12/22/2022			1510080 · District Le...	-243.00	243.00
TOTAL						-2,243.00	2,243.00
Bill Pmt -Check	ACH1...	12/07/2022	Duke Energy		1101000 · Cash- Op...		-336.94
Bill	9100 ...	11/16/2022			1540010 · Utilities - ...	-336.94	336.94
TOTAL						-336.94	336.94
Bill Pmt -Check	ACH1...	12/08/2022	Pasco County Utilit...		1101000 · Cash- Op...		-71.80
Bill	09292...	11/21/2022			1540020 · Utilities - ...	-71.80	71.80
TOTAL						-71.80	71.80
Bill Pmt -Check	01AC...	12/09/2022	Frontier		1101000 · Cash- Op...		-100.99
Bill	81394...	11/15/2022			1580080 · Communi...	-100.99	100.99
TOTAL						-100.99	100.99
Bill Pmt -Check	ACH1...	12/09/2022	Frontier		1101000 · Cash- Op...		-201.47
Bill	06152...	11/15/2022			1580080 · Communi...	-201.47	201.47
TOTAL						-201.47	201.47
Bill Pmt -Check	01AC...	12/19/2022	Pasco County Utilit...		1101000 · Cash- Op...		-58.07
Bill	17587...	12/02/2022			1540020 · Utilities - ...	-58.07	58.07
TOTAL						-58.07	58.07

9:50 AM

01/19/23

Long Lake Ranch CDD
Check Detail
 December 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	ACH1...	12/19/2022	Pasco County Utilit...		1101000 · Cash- Op...		-148.75
Bill	09287...	12/02/2022			1540020 · Utilities - ...	-148.75	148.75
TOTAL						-148.75	148.75
Bill Pmt -Check	ACH1...	12/30/2022	Duke Energy		1101000 · Cash- Op...		-14,101.69
Bill	9300 ...	12/09/2022			1540000 · Utilities - ...	-14,101.69	14,101.69
TOTAL						-14,101.69	14,101.69



Gross to Net Register

Long Lake Ranch CDD

Payroll # 202214 | Pay Date 12/09/2022 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
Department - *** : ***							
Heidi A Clawson Y06910	12-09-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	1051703	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:	Net Pay:	
200.00		0.00	200.00	0.00	15.30	184.70	
William Pellan Z06911	12-09-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	25	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	12-09-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	1051704	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 # 202214 | Pay Date 12/09/2022 | 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 CDD
250 International Pkwy Ste 280
LAKE MARY, FL 32746

Invoice **098085**
Date **12/09/2022**

Pay Period Ending **12/31/2022**
Control Number **637-202214**

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	
DELIVERY & HANDLING	0.80
SUB-TOTAL ..	512.00
TOTAL INVOICE	512.00

PAID - Ref
Do Not Remit Payment

XXXXXXXXXXXX309

512.00



Payroll Register

Long Lake Ranch CDD

Payroll # 202214 | Pay Date 12/09/2022 - Sorted by Department by Employee Name

Clawson, Heidi A

19588 Long Lake Ranch Blvd
LUTZ, FL 33558
Employee ID Y06910
Dept W/C FL8810
Hire 12-01-2020
Term Review
Title Board Member
Status ACT
Type FT
EEO ADMINISTRATIVE SUPPORT
FLSA Non-Exempt
PayGrd
Salary \$200.00 Monthly
Employee No
Gender F
DOB 01-10-1971

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	MJ-0		#####0942	#####	C	Balance

Direct Deposit

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
SALARY U	1.00	1.00	2.00	12.00	FEDERAL INCOME T FICA - MEDICARE FICA - OASDI Total Deductions	0.00	0.00	0.00	0.00	000143	1051703	0.00	184.70	
U\$	200.00	200.00	400.00	2,400.00		2.90	2.90	5.80	34.80	Paid Time Off				
Totals U	1.00	1.00	2.00	12.00		12.40	12.40	24.80	148.80					
U\$	200.00	200.00	400.00	2,400.00										
Net Totals	184.70	184.70	369.40	2,216.40		15.30	15.30	30.60	183.60	DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00	0.00

Pellam, William

19078 Long Lake Ranch Blvd
LUTZ, FL 33558
Employee ID Z06911
Dept W/C FL8810
Hire 12-01-2020
Term Review
Title Board Member
Status ACT
Type FT
EEO ADMINISTRATIVE SUPPORT
FLSA Non-Exempt
PayGrd
Salary \$200.00 Monthly
Employee No
Gender M
DOB 11-21-1968

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	SS-0					

Direct Deposit

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT										
SALARY U	1.00	1.00	3.00	12.00	FEDERAL INCOME T FICA - MEDICARE FICA - OASDI Total Deductions	0.00	0.00	0.00	0.00	000144	25	184.70	0.00										
U\$	200.00	200.00	600.00	2,400.00		2.90	2.90	8.70	34.80	Paid Time Off													
Totals U	1.00	1.00	3.00	12.00		12.40	12.40	37.20	148.80														
U\$	200.00	200.00	600.00	2,400.00		15.30	15.30	45.90	183.60														
Net Totals	184.70	184.70	554.10	2,216.40																			
					<table><tr><th>DESCRIPTION</th><th>CARRYFWD</th><th>ACCRUED</th><th>USED</th><th>BALANCE</th></tr><tr><td>Total PTO</td><td>0.00</td><td>0.00</td><td>0.00</td><td>0.00</td></tr></table>									DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE	Total PTO	0.00	0.00	0.00	0.00
DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE																			
Total PTO	0.00	0.00	0.00	0.00																			



Payroll Register

Long Lake Ranch CDD

Payroll # 202214 | Pay Date 12/09/2022 - Sorted by Department by Employee Name

Smith Jr, George E

1530 Fox Grape Loop
LUTZ, FL 33558

Employee ID A06912
Dept W/C FL8810

Hire 12-01-2020
Term Review

Title Board Member
Status ACT
Type FT
EEO ADMINISTRATIVE SUPPORT

FLSA Non-Exempt
PayGrd
Salary \$200.00 Monthly

Employee No
Gender M
DOB 02-06-1963

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
Federal FL	SS-0		#####3649	#####	C	Balance

Direct Deposit

Earnings

TYPE	CURRENT	MTD	QTD	YTD
SALARY U	1.00	1.00	3.00	11.00
U\$	200.00	200.00	600.00	2,200.00
Totals U	1.00	1.00	3.00	11.00
U\$	200.00	200.00	600.00	2,200.00
Net Totals	184.70	184.70	554.10	2,031.70

Deductions

TYPE	CURRENT	MTD	QTD	YTD
FEDERAL INCOME T	0.00	0.00	0.00	0.00
FICA - MEDICARE	2.90	2.90	8.70	31.90
FICA - OASDI	12.40	12.40	37.20	136.40
Total Deductions	15.30	15.30	45.90	168.30

Disbursements

VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
000142	1051704	0.00	184.70	
Paid Time Off				
DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
Total PTO	0.00	0.00	0.00	0.00

Totals for Department : (None) - (None)

Earnings

TYPE	CURRENT	MTD	QTD	YTD
SALARY U	3.00	3.00	8.00	35.00
U\$	600.00	600.00	1,600.00	7,000.00
Totals U	3.00	3.00	8.00	35.00
U\$	600.00	600.00	1,600.00	7,000.00
Net Totals	554.10	554.10	1,477.60	6,464.50

Deductions

TYPE	CURRENT	MTD	QTD	YTD
FEDERAL INCOME T	0.00	0.00	0.00	0.00
FICA - MEDICARE	8.70	8.70	23.20	101.50
FICA - OASDI	37.20	37.20	99.20	434.00
Total Deductions	45.90	45.90	122.40	535.50

Paid Time Off

DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
Total PTO	0.00	0.00	0.00	0.00



Payroll Register

Long Lake Ranch CDD

Payroll # 202214 | Pay Date 12/09/2022 - Sorted by Department by Employee Name

TOTALS FOR ALL EMPLOYEES

Earnings

Deductions

Paid Time Off

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
SALARY U	3.00	3.00	8.00	35.00										
U\$	600.00	600.00	1,600.00	7,000.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	Total PTO	0.00	0.00	0.00	0.00
REGULAR (HRS) H	0.00	0.00	0.00	0.00	FICA - MEDICARE	8.70	8.70	23.20	101.50					
H\$	0.00	0.00	0.00	0.00	FICA - OASDI	37.20	37.20	99.20	434.00					
Totals H	0.00	0.00	0.00	0.00	Total Deductions	45.90	45.90	122.40	535.50					
H\$	0.00	0.00	0.00	0.00										
Totals U	3.00	3.00	8.00	35.00										
U\$	600.00	600.00	1,600.00	7,000.00										
Net Totals	554.10	554.10	1,477.60	6,464.50										

Total Employee Count : 3

"Thank You for allowing us to serve you."

"Thank You for allowing us to serve you."

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

RECEIVED NOV 02 2022

2030 LAKE WATERS PLACE
LONG LAKE RANCH VILLAGE 8 PB 70
PG 034 TRACT P2 OR 9232 PG 1505
See Additional Legal on Tax Roll



Non-Ad Valorem Taxes		
Levying Authority	Telephone	Amount
LONG LAKE RANCH CDD	321-263-0132	0.00
COUNTY STORMWATER	727-834-3611	104.50
Total Non-Ad Valorem Taxes		\$ 104.50
Total Combined Taxes & Assessments		\$ 104.50

If Paid By Please Pay	Nov 30, 2022 \$100.32	Dec 31, 2022 \$101.36	Jan 31, 2023 \$102.41	Feb 28, 2023 \$103.45	Mar 31, 2023 \$104.50
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Call Center M-F 8:30AM - 5:00PM (352)521-4338 ♦ (727)847-8032 ♦ (813)235-6076 Or visit us online at www.pascotaxes.com

<><><><><><><><><> Pasco County Tax Collector Office Locations <><><><><><><><><>

DADE CITY - GULF HARBORS - LAND O' LAKES - NEW PORT RICHEY - WESLEY CHAPEL

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

◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

"Thank You for allowing us to serve you."

"Thank You for allowing us to serve you."

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

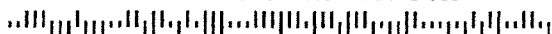
Parcel / Account Number	Escrow	Tax District
33-26-18-0030-0P200-0000		91LR

If Paid By Please Pay	Nov 30, 2022 \$100.32	Dec 31, 2022 \$101.36	Jan 31, 2023 \$102.41	Feb 28, 2023 \$103.45	Mar 31, 2023 \$104.50
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

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

Alt Key: 1080207

RE5/1055 1-2 *****AUTO**MIXED AADC 335



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

2030 LAKE WATERS PLACE
LONG LAKE RANCH VILLAGE 8 PB 70
PG 034 TRACT P2 OR 9232 PG 1505
See Additional Legal on Tax Roll

1 01080207 2022 1



"Thank You for allowing us to serve you."

"Thank You for allowing us to serve you."

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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



◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

"Thank You for allowing us to serve you."

"Thank You for allowing us to serve you."

2110

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

Alt Key: 1084413

See Additional Legal on Tax Roll





Invoice

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

Invoice # 404480
Date 12/1/2022

Terms
Due Date 12/1/2022
Memo December '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



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

Invoice

Date: 11/30/2022
Invoice #: 2022-573

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:
		12/30/2022	November 2022
Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	75.00%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 28, 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. 3141229

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. 3141229

12123-1

Re: General Counsel

For Professional Legal Services Rendered

10/06/22	S. Sandy	1.20	324.00	Conduct research regarding termination of Sunlake Blvd license and maintenance agreement; prepare notice of termination regarding same; confer with Dobson regarding RON Solutions agreement
10/07/22	S. Sandy	0.30	81.00	Review District map; confer with Chang regarding same; confer with McGaffney regarding audit
10/11/22	S. Sandy	0.30	81.00	Review FYE 2021 audit; prepare response to notice of failure to file; facilitate response to DEO's FY 2022-2023 Special District fee and update form
10/12/22	S. Sandy	0.20	54.00	Confer with Chang regarding District ownership map
10/21/22	S. Sandy	0.20	54.00	Confer with Dobson regarding parking rules
10/27/22	S. Sandy	0.40	108.00	Review request for cell phone tower

KUTAK ROCK LLP

Long Lake Ranch CDD
November 28, 2022
Client Matter No. 12123-1
Invoice No. 3141229
Page 2

10/30/22	S. Sandy	0.70	189.00	lease Confer with Goldstein and Blair regarding termination of License and Maintenance Agreement
----------	----------	------	--------	---

TOTAL HOURS	3.30	
-------------	------	--

TOTAL FOR SERVICES RENDERED		\$891.00
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DISBURSEMENTS

Freight and Postage	0.57	
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TOTAL DISBURSEMENTS		<u>0.57</u>
---------------------	--	-------------

TOTAL CURRENT AMOUNT DUE		<u><u>\$891.57</u></u>
--------------------------	--	------------------------



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 Long Lake Ranch Blvd
Lutz, Florida 33548

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30169	11/30/2022	\$250.00	12/15/2022	Net 15	

P.O. NUMBER
10382

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/16/2022	Access/ Gate:Service Reason for call: 1. Parking to trail gate reader not working. 2. Need to program access level for meeting room. 3. Gate from parking to playground isn't closing right. Tech notes: 1. Tested power to trail gate reader - power good. Connections have corrosion. Redid the connects at the reader and tested - OK. 2. Programmed new access level for meeting room. 3. Checked left playground gate and found the hinges not closing properly - removed the hinges and remounted correctly. Moved gate closer to outside and realigned maglock. Gate operating correctly now.	2	125.00	250.00

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

\$250.00



HomeTeam Pest Defense, Inc.
4710 Eisenhower Boulevard
Suite F-3
Tampa, FL 33634-6337
813-886-4700

Invoice and detailed service report

INVOICE #: 88598622

WORK DATE: 11/30/2022

BILL-TO 3276011

DPFG Management & Consulting
Calvin Jones
250 International Pkwy
Suite 280
Lake Mary, FL 32746-5030

Phone: 813-406-4423

LOCATION 3276011

Long Lake Ranch / Bill Pellan
Calvin Jones
19037 Long Lake Ranch Blvd
Lutz, FL 33558-5507

Phone: 813-406-4423
Alt. Phone: 303-888-1052 xBill

Time In: 11/30/2022 9:08:00 AM

Time Out: 11/30/2022 9:54:04 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Branden Dearth

License #:

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	HOA Conventional Pest Control Service	1.00	300.00	300.00
Subtotal					300.00
Tax					0.00
Total					300.00
Total Due:					300.00

Today's Service Comments

Hi Mr/Ms Pellan,

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Provided conventional pest control applications
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

Today I found and treated for ants in the mulch beds. This will aid in suppressing insect activity until your next service. If you have any pest issues or concerns do not hesitate to call the office at (813)886-4700. Please allow a week for our products to work. Thank you for your trust, Branden.

Curbside Call was completed, no. Mr was home.

Thank you for choosing HomeTeam Pest Defense as your service provider.

Your next scheduled service month will be in February.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	4.0000 Pound	4.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		432-1514	4.7500%	0.0300	Deltamethrin	20.0000 Fluid Ounce	0.1263 Fluid Ounce
Areas Applied: Exterior entry points							
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Termidor SC		7969-210-AA	9.1000%	0.0600	Fipronil	2.0000 Gallon	0.0132 Gallon

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



HomeTeam Pest Defense, Inc.
4710 Eisenhower Boulevard
Suite F-3
Tampa, FL 33634-6337
813-886-4700

Invoice and detailed service report

INVOICE #: 88598622

WORK DATE: 11/30/2022

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
----------	-------	-------	--------	------------	-------------------	--------------	---------------

Areas Applied: Exterior perimeter

Target Pests: Ants

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #

Suspend Polyzone	4.7500%	20.0000 Fluid Ounce	One Gallon Compressed Sprayer	9:53:02 AM
432-1514	0.03000000	0.1263 Fluid Ounce	Spot Treatment	

Target Pests: Ants

Areas Applied: Exterior entry points

Weather: 0°, 0 MPH

Demand G	0.0450%	4.0000 Pound		9:52:53 AM
100-1240	n/a	4.0000 Pound	Broadcast	

Target Pests: Ants

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Termidor SC	9.1000%	2.0000 Gallon	Sprayer	9:53:12 AM
7969-210-AA	0.06000000	0.0132 Gallon	Power Spray	

Target Pests: Ants

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

GENERAL COMMENTS / INSTRUCTIONS

If you have questions about your service or invoice, please call us at (813)886-4700. Pay online at www.pestdefense.com

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. .

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

LLS Tax Solutions Inc.

2172 W Nine Mile Rd., #352

Pensacola, FL 32534

850-754-0311

liscott@llstax.com



INVOICE

BILL TO

Long Lake Ranch
Community Development
District
c/o DPFG Management
and Consulting, LLC
250 International
Parkway, Suite 208
Lake Mary, FL 32746

INVOICE # 002856

DATE 12/01/2022

DUE DATE 12/31/2022

TERMS Net 30

DESCRIPTION

AMOUNT

Total Billing for Arbitrage Services in connection with the
\$3,190,000 Long Lake Ranch Community Development District
(Pasco County, Florida) Capital Improvement Revenue Bonds,
Series 2015A-1 and \$1,945,000 Long Lake Ranch Community
Development District (Pasco County, Florida) Capital Improvement
Revenue Bonds, Series A- 2 – Rebate Amount Calculation for the
period ended October 8, 2022.

500.00

BALANCE DUE

\$500.00

Thank You For Your Business

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 11959**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE
11/21/2022PLEASE PAY
\$675.00DUE DATE
11/21/2022

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as follows:			
Remove dead pine tree on Sunlake Blvd in center island just before Primrose Estates.			
Arbor Care Flush cut and remove (1) dead pine tree in photo on proposal. Includes all labor, hauling and dumping fees.	1	675.00	675.00

TOTAL DUE \$675.00

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 12140**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

DATE
12/01/2022PLEASE PAY
\$13,675.00DUE DATE
12/01/2022

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance	1	13,675.00	13,675.00

Monthly Grounds Maintenance

For the service month of this billing, kindly refer to
the date on the invoice. Thank you!**TOTAL DUE****\$13,675.00**

THANK YOU.



Resident Services Invoice

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

Date 11/10/2022
Invoice # WC0168
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
Yellow Algae Treatment Foxtail Pool	1	65.00		65.00	-Not Taxable-

Total 65.00
Amount Due \$65.00

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



WC0168



Resident Services Invoice

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

Date 11/10/2022
Invoice # WC0167
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 white gutter drain grates with screws at main pool	1	70.00		70.00	-Not Taxable-

Total 70.00
Amount Due \$70.00

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



WC0167

Paper checks mail to: 12108 N 56th St. ste#8 Tampa, FL 33617
*We also accept ACH payments!

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

Phone (727)522-5794
Website www.countysanitationservice.com

INVOICE# 2C100633
INV DATE 12/01/22
ACCOUNT# 456755
DUE DATE 12/25/22

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

AMOUNT YOU
ARE PAYING _____

AMOUNT 91.40

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

DATE	DESCRIPTION					AMOUNT
	LOCATION: 19037 LONG LAKE RANCH BLVD				PRIOR BALANCE	2.31
12/01/22	2C100633	1	6Y BIN 1XW	TRASH REMOVAL	12/01/22-12/31/22	80.00
12/01/22	2C100633	1	FUEL SURCHARGE	FUEL SURCHARGE	12/01/22	5.14
12/01/22	2C100633	1	ADMIN FEE	ADMIN FEE	12/01/22	3.95
RECEIVED DEC 05 2022						
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.						
INV# 2C100633	CURRENT	30 DAY	60 DAY	90 DAY	DATE 12/01/22	
ACCT# 456755	89.09	2.31			PAGE 1 OF 1	

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

PLEASE PAY
THIS AMOUNT

91.40



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 12/1/2022

Invoice # 405579

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

November 28, 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. 3141230

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. 3141230
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

10/06/22	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same
10/07/22	D. Wilbourn	Prepare resolution setting hearing on amended recreational facilities rules
10/11/22	D. Wilbourn	Prepare response to audit notice of non-compliance letter
10/11/22	D. Wilbourn	Prepare holiday lighting agreement
10/17/22	S. Sandy	Prepare holiday lighting agreement
10/27/22	S. Sandy	Review draft agenda and minutes; prepare budget amendment resolution
10/27/22	D. Wilbourn	Prepare budget amendment resolutions

TOTAL FOR SERVICES RENDERED \$2,000.00

TOTAL CURRENT AMOUNT DUE \$2,000.00

Invoice

2209-2812-2635-1

12/02/22

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>Amount</i>
<u>Deposit Invoice</u>	\$29,076.76
Amount of deposit due is \$29,076.76	

Total \$29,076.76

Due upon completion. Overdue invoices are subject to late fees. A reminder notice will be sent everyday past invoice date. With a letter sent at 30 days if not paid.

Acceptable forms of payment: Cash, Check, Money Order, Cashiers Check, Cash App(2% Fee), PayPal(2% Fee), and Credit Card(4% fee when paying with card).

Invoicing & Payment. Fencing Life LLC shall invoice Client upon completion of the Work. Client shall pay invoice at completion of job. Client shall also pay to Fencing Life LLC a late fee of 2% per day on all balances until paid in full. If client fails to pay on time and Fencing Life LLC refers your account(s) to a third party for collection, Fencing Life LLC will charge all costs associated with the non-payment, including but not limited to, accumulated late fees, return check fees (\$30.00), insufficient funds fees, collection agency fees, and court and attorney costs. Fencing Life LLC will try in every attempt to collect in house, but if all attempts are failed Fencing Life LLC will refer account to a third party collection, in this event all correspondents and/or payments must be made through the collection agency.

Thank you for your business and please remember us for all your project needs!

Dibartolomeo, McBee, Hartley & Barnes, PA

2222 Colonial Road, Suite 200
Fort Pierce, FL 34950
Tel: 461-8833
Fax: (772) 461-8872

Long Lake Ranch Community Development District
Vesta Property Services
245 Riverside Avenue Suite 300
Jacksonville FL 32202

August 15, 2022
Invoice: 90085636

Services rendered regarding audited financial statements for the year ended
September 30, 2021.

\$3,850.00

Invoice Total \$3,850.00

INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
3,850.00	0.00	0.00	0.00	3,850.00



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

Invoice

Date: 12/21/2022
Invoice #: 2022-628

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:
1/20/2023	December 2022

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	83.33%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 22, 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. 3156607

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. 3156607
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

11/01/22	S. Sandy	Review additional agenda materials
11/03/22	M. Rigoni	Confer with Sandy; prepare for and attend Board meeting
11/03/22	S. Sandy	Prepare for board meeting; confer with Rigoni regarding same
11/22/22	M. Rigoni	Confer with Sandy regarding November meeting follow-up; review draft minutes and provide comments
11/22/22	S. Sandy	Review draft agenda and minutes

TOTAL FOR SERVICES RENDERED \$2,000.00

TOTAL CURRENT AMOUNT DUE \$2,000.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 22, 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. 3156608

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. 3156608
12123-1

Re: General Counsel

For Professional Legal Services Rendered

11/03/22	S. Sandy	0.60	162.00	Confer with Blair regarding landscape license and maintenance agreement; review property pin request; confer with Dobson regarding same
11/16/22	S. Sandy	0.30	81.00	Confer with Blair regarding license agreement

TOTAL HOURS 0.90

TOTAL FOR SERVICES RENDERED \$243.00

TOTAL CURRENT AMOUNT DUE \$243.00



duke-energy.com
877.372.8477

Page 3 of 3

Account number **9100 8435 5645**

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 18 - Nov 15		
Description	Quantity	Usage
SV FLAGLER ACR 9500L	10	490 kWh
Total	10	490 kWh

Billing details - Lighting

Billing Period - Oct 18 to Nov 15	
Customer Charge	\$1.63
Energy Charge	
490.000 kWh @ 3.459c	16.95
Fuel Charge	
490.000 kWh @ 4.437c	21.74
Asset Securitization Charge	
490.000 kWh @ 0.069c	0.34
Fixture Charge	
SV FLAGLER ACR 9500L	155.30
Maintenance Charge	
SV FLAGLER ACR 9500L	18.40
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
10 Pole(s) @ \$12.130	121.30
Total Current Charges	\$335.66

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

Billing details - Taxes

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

fb.def.duke.bills.2022115204100.88.afp-51255-000006862





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



181 0 1
10-10002

LONG LAKE RANCH CDD

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

Bill Number: 17544649

Billing Date: 11/21/2022

Billing Period: 10/7/2022 to 11/7/2022

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
				11/7/2022			

Transactions

Previous Bill	71.80
Payment 11/14/22	-71.80 CR
Balance Forward	0.00
Current Transactions	
Adjustments	
Fire Line/Hydrant Base Charge	71.80
Total Current Transactions	71.80
TOTAL BALANCE DUE	\$71.80

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

RECEIVED NOV 28 2022



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0929280
Customer # 01307800
Balance Forward 0.00
Current Transactions 71.80

Total Balance Due \$71.80
Due Date 12/8/2022

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

The Total Due will be electronically transferred on 12/08/2022.

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

013078005092928041754464960000071802



LONG LAKE RANCH

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	12/09/22
Billing Date	11/15/22
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	100.99
Payments Received Thru 11/08/22	-100.99
Thank you for your payment!	
Balance Forward	.00
New Charges	100.99
Total Amount Due	\$100.99



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frontier.com/pay



800-801-6652



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

6790 0007 NO RP 15 11152022 NNNNNNNN 01 000270 0001

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



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



LONG LAKE RANCH

Page 3 of 4

Date of Bill
Account Number

11/15/22
813-949-6028-061521-5

CURRENT BILLING SUMMARY

Local Service from 11/15/22 to 12/14/22

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

TOTAL 100.99





LONG LAKE RANCH

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	12/09/22
Billing Date	11/15/22
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	162.40
Payments Received Thru 11/08/22	-162.40
Thank you for your payment!	
Other Charges & Credits	-107.00
Balance Forward	-107.00
New Charges	308.47
Total Amount Due	\$201.47



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800-801-6652



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

6790 0007 NO RP 15 11152022 NNNNNNNN 01 004227 0014

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



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

RECEIVED NOV 21 2022



LONG LAKE RANCH

Page 3 of 4

Date of Bill
Account Number11/15/22
813-406-4423-061521-5Detail of Other Charges & Credits
Router Equipment Credit

-107.00

CURRENT BILLING SUMMARY

Local Service from 11/15/22 to 12/14/22

Qty Description	813/406-4423.0	Charge
Basic Charges		
OneVoice Nationwide		29.99
\$10 Voice Discount per Line When Bundled with Internet		
OneVoice Access Line		
Carrier Cost Recovery Surcharge		13.99
Federal Subscriber Line Charge - Bus		6.50
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
FCA Long Distance - Federal USF Surcharge		4.04
FL State Communications Services Tax		3.03
Federal USF Recovery Charge		2.60
County Communications Services Tax		1.49
FL State Gross Receipts Tax		1.18
Pasco County 911 Surcharge		.40
Federal Excise Tax		.33
FL Telecommunications Relay Service		.10
FL State Gross Receipts Tax		.08
Total Basic Charges		67.98
Non Basic Charges		
Business Fiber Internet 500/500M		95.99
\$10.00 Discount through 06/14/23		
1 Usable Static IP Address		19.99
Broadband Unreturned Equipment Fee		100.00
Partial Month Charges-Detailed Below		11.99
FL State Sales Tax		6.00
County Sales Tax		1.00
Total Non Basic Charges		234.97
Toll/Other		
Federal Primary Carrier Single Line Charge		3.99
FCA Long Distance - Federal USF Surcharge		1.15
FL State Communications Services Tax		.25
County Communications Services Tax		.13
Total Toll/Other		5.52
TOTAL	308.47	

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
Partial Month Charges			
1 1 Usable Static IP Address	081980317	10/28 11/14	11.99
813/406-4423		Subtotal	11.99

Subtotal 11.99

Details of Unreturned Equipment Charges

Device / Model	Serial #	Charge
Router / NVG468MQ	70554778377712	-100.00
Router / NVG468MQ	70554778377712	100.00
Total Unreturned Equipment Charges		.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 \$73.50 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective with this bill, the Carrier Cost Recovery Surcharge has increased to \$13.99 per account. This is a Frontier-imposed surcharge. Questions? Please contact customer service.

Beginning with your next bill, your Federal Primary Carrier Single Line Charge will increase to \$7.99 per month, per line.



Detail of Frontier Com of America Charges

Toll charged to 813/406-4423

Legend Call Types:

DD - Day



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



26 0 1

42-52316

LONG LAKE RANCH CDD

Service Address: 0 COMMUNITY CENTER

Bill Number: 17587270

Billing Date: 12/2/2022

Billing Period: 10/19/2022 to 11/18/2022

RECEIVED DEC 30 2022

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

Please visit bit.ly/pcurates for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	10/19/2022	22212	11/18/2022	22218	30	6

Usage History
Water

Irrigation

November 2022
October 2022
September 2022
August 2022
July 2022
June 2022
May 2022
April 2022
March 2022
February 2022
January 2022
December 2021

6
4
95
195
127
186
198
131
14
6
5
5

Transactions

Previous Bill	51.59
Payment 11/21/22	-51.59 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Charges 6.0 Thousand Gals X \$3.24	19.44
Total Current Transactions	58.07
TOTAL BALANCE DUE	\$58.07

Visit 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

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

Account # 0928090
Customer # 01307800

Balance Forward 0.00
Current Transactions 58.07

Total Balance Due \$58.07
Due Date 12/19/2022

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

The Total Due will be electronically transferred on 12/19/2022.



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

013078005092809061758727090000058072



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



27 0 1
42-52316

LONG LAKE RANCH CDD

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

Bill Number: 17587289

Billing Date: 12/2/2022

Billing Period: 10/19/2022 to 11/18/2022

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	10/19/2022	311	11/18/2022	313	30	2

Usage History

Water	
November 2022	2
October 2022	2
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

Transactions

Previous Bill	148.75
Payment 11/21/22	-148.75 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1 2.0 Thousand Gals X \$2.04	4.08
Sewer	
Sewer Base Charge	93.08
Sewer Charges 2.0 Thousand Gals X \$6.48	12.96
Total Current Transactions	148.75
TOTAL BALANCE DUE	\$148.75

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

RECEIVED DEC 07 2022



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0928725
Customer # 01307800
Balance Forward 0.00
Current Transactions 148.75

Total Balance Due	\$148.75
Due Date	12/19/2022

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

The Total Due will be electronically transferred on 12/19/2022.

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

013078005092872571758728950000148751



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877.372.8477

Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Dec 9, 2022

For service Nov 2 - Dec 1
30 days

Collective account number **9300 0001 2497**

Billing summary

Previous Amount Due	\$14,054.85
Payment Received Nov 30	-14,054.85
Current Electric Charges	3,631.82
Current Lighting Charges	10,326.22
Taxes	143.65
Total Amount Due Dec 30	\$14,101.69

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

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.63
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	66.86
910089634607	2091 SERENOA DR LUTZ FL 33558	30.56
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.47
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.47
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.60

RECEIVED DEC 19 2022

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Late payments are subject to a 1.0% late charge.

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



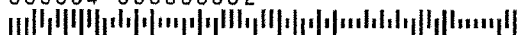
Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Collective account number
9300 0001 2497

\$14,101.69
by Dec 30

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

000084 0000000002



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



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

88930000012497000660000000000000141016900014101693



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Account number 9300 0001 2497

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	311.90
910089595996	O 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	30.49
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	239.86
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	330.14
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	296.05
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	30.58
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	30.48
910089458097	2137 SERENOA DR LUTZ FL 33558	30.50
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	30.50
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	5,719.23
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	30.75
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,306.96
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.54
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	529.98
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	118.11
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	96.63



Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.52
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	30.42
Total Charges		\$14,101.69



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Page 5 of 11

Account number 9300 0001 2497

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 Load Mgt			
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47	
	Meter Number: 4513470	Energy Charge	5.19	
	Bill Period: Nov 02 - Dec 01	Fuel Charge	2.87	
	Present Read: 1515	Asset Securitization Charge	0.15	
	Previous Read: 1455	Minimum Bill Adjustment	6.32	
	Billed Usage: 60			
	Billed kWh 60.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.61	
		Total		\$30.63
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt			
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47	
	Meter Number: 1049037	Energy Charge	31.41	
	Bill Period: Nov 02 - Dec 01	Fuel Charge	17.38	
	Present Read: 38034	Asset Securitization Charge	0.88	
	Previous Read: 37671			
	Billed Usage: 363			
	Billed kWh 363.000			
		Regulatory Assessment Fee	0.05	
		Gross Receipts Tax	1.67	
		Total		\$66.86
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Load Mgt			
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47	
	Meter Number: 8246384	Energy Charge	3.46	
	Bill Period: Nov 02 - Dec 01	Fuel Charge	1.91	
	Present Read: 949	Asset Securitization Charge	0.10	
	Previous Read: 909	Minimum Bill Adjustment	9.06	
	Billed Usage: 40			
	Billed kWh 40.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.54	
		Total		\$30.56
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Load Mgt			
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47	
	Meter Number: 3410166	Energy Charge	1.65	
	Bill Period: Nov 02 - Dec 01	Fuel Charge	0.91	
	Present Read: 922	Asset Securitization Charge	0.05	
	Previous Read: 903	Minimum Bill Adjustment	11.92	
	Billed Usage: 19			
	Billed kWh 19.000			
		Regulatory Assessment Fee	0.01	
		Gross Receipts Tax	0.46	
		Total		\$30.47
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt			
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47	
	Meter Number: 4463323	Energy Charge	1.56	
	Bill Period: Nov 02 - Dec 01	Fuel Charge	0.86	

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Account number 9300 0001 2497

Bill details - continued

Account Information	Billing Details			Amounts
	Present Read:	320	Asset Securitization Charge	0.04
	Previous Read:	302	Minimum Bill Adjustment	12.07
	Billed Usage:	18		
	Billed kWh	18.000		
			Regulatory Assessment Fee	0.01
			Gross Receipts Tax	0.46
			Total	\$30.47
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt		Customer Charge	15.47
	Prem Distr Service Sec (GSLM-1)		Energy Charge	4.49
	Meter Number:	915209	Fuel Charge	2.49
	Bill Period:	Nov 02	Asset Securitization Charge	0.13
		- Dec 01	Minimum Bill Adjustment	7.42
	Present Read:	1073		
	Previous Read:	1021		
	Billed Usage:	52		
	Billed kWh	52.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.58
			Total	\$30.60
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt		Customer Charge	15.47
	Prem Distr Service Sec (GSLM-1)		Energy Charge	182.39
	Meter Number:	4465473	Fuel Charge	100.91
	Bill Period:	Nov 02	Asset Securitization Charge	5.12
		- Dec 01		
	Present Read:	52945		
	Previous Read:	50837		
	Billed Usage:	2108		
	Billed kWh	2108.000		
			Regulatory Assessment Fee	0.22
			Gross Receipts Tax	7.79
			Total	\$311.90
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.63
	Bill Period:	Nov 02	Energy Charge	79.67
		- Dec 01	Fuel Charge	102.18
	SV FLAGLER ACR 9500L	2,303	Asset Securitization Charge	1.59
			SV FLAGLER ACR 9500L	729.91
			SV FLAGLER ACR 9500L	86.48
			16 DEC CNCRT W/DEC BS/ WSHNGTN	570.11
			Regulatory Assessment Fee	1.13
			Gross Receipts Tax	4.75
			Total	\$1,577.45
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
	Bill Period:	Nov 02	Energy Charge	182.12
		- Dec 01	Fuel Charge	233.61
	SV DRC27500	1,296	Asset Securitization Charge	3.63
	SV FLAGLER ACR 9500L	3,969	SV DRC27500	136.68
			SV FLAGLER ACR 9500L	1,257.93

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Account number 9300 0001 2497

Billing details - continued

Account Information	Billing Details		Amounts
	SV DRC27500	22.20	
	SV FLAGLER ACR 9500L	149.04	
	35 TT CNCRT/N-FLD	98.64	
	MOUNT/1-4FIX		
	16 DEC CNCRT W/DEC BS/ WSHNGTN	982.53	\$13.00
	Regulatory Assessment Fee	2.21	
	Gross Receipts Tax	10.79	
	Total		\$3,081.01
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 8246383	Energy Charge	2.08
	Bill Period: Nov 02 - Dec 01	Fuel Charge	1.15
	Present Read: 613	Asset Securitization Charge	0.06
	Previous Read: 589	Minimum Bill Adjustment	11.24
	Billed Usage: 24		
	Billed kWh 24.000		
	Regulatory Assessment Fee	0.01	\$0.49
	Gross Receipts Tax	0.48	
	Total		\$30.49
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 1049785	Energy Charge	138.00
	Bill Period: Nov 02 - Dec 01	Fuel Charge	76.35
	Present Read: 49819	Asset Securitization Charge	3.88
	Previous Read: 48224		
	Billed Usage: 1595		
	Billed kWh 1595.000		
	Regulatory Assessment Fee	0.17	\$6.16
	Gross Receipts Tax	5.99	
	Total		\$239.86
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 4451364	Energy Charge	193.62
	Bill Period: Nov 02 - Dec 01	Fuel Charge	107.13
	Present Read: 54729	Asset Securitization Charge	5.44
	Previous Read: 52491		
	Billed Usage: 2238		
	Billed kWh 2238.000		
	Regulatory Assessment Fee	0.23	\$8.48
	Gross Receipts Tax	8.25	
	Total		\$330.14
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 2778290	Energy Charge	172.62
	Bill Period: Nov 02 - Dec 01	Fuel Charge	95.50
	Present Read: 51776	Asset Securitization Charge	4.85
	Previous Read: 49781		

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Account number **9300 0001 2497**

Billing details - continued

Account Information	Billing Details		Amounts
	Billed Usage:	1995	\$7.61
	Billed kWh	1995.000	
		Regulatory Assessment Fee 0.21	
		Gross Receipts Tax 7.40	
		Total	\$296.05
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt	Customer Charge 15.47	\$30.00
	Prem Distr Service Sec (GSLM-1)	Energy Charge 4.06	
	Meter Number: 8263689	Fuel Charge 2.25	
	Bill Period: Nov 02	Asset Securitization Charge 0.11	
	- Dec 01	Minimum Bill Adjustment 8.11	
	Present Read: 739		
	Previous Read: 692		\$0.58
	Billed Usage: 47		
	Billed kWh 47.000		
		Regulatory Assessment Fee 0.02	\$0.58
		Gross Receipts Tax 0.56	
		Total	\$30.58
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Load Mgt	Customer Charge 15.47	\$30.00
	Prem Distr Service Sec (GSLM-1)	Energy Charge 1.82	
	Meter Number: 8246382	Fuel Charge 1.01	
	Bill Period: Nov 02	Asset Securitization Charge 0.05	
	- Dec 01	Minimum Bill Adjustment 11.65	
	Present Read: 376		
	Previous Read: 355		\$0.48
	Billed Usage: 21		
	Billed kWh 21.000		
		Regulatory Assessment Fee 0.01	\$0.48
		Gross Receipts Tax 0.47	
		Total	\$30.48
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Load Mgt	Customer Charge 15.47	\$30.00
	Prem Distr Service Sec (GSLM-1)	Energy Charge 2.42	
	Meter Number: 4470114	Fuel Charge 1.34	
	Bill Period: Nov 02	Asset Securitization Charge 0.07	
	- Dec 01	Minimum Bill Adjustment 10.70	
	Present Read: 609		
	Previous Read: 581		\$0.50
	Billed Usage: 28		
	Billed kWh 28.000		
		Regulatory Assessment Fee 0.01	\$0.50
		Gross Receipts Tax 0.49	
		Total	\$30.50
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt	Customer Charge 15.47	\$30.00
	Prem Distr Service Sec (GSLM-1)	Energy Charge 2.34	
	Meter Number: 4522761	Fuel Charge 1.29	
	Bill Period: Nov 02	Asset Securitization Charge 0.07	
	- Dec 01	Minimum Bill Adjustment 10.83	
	Present Read: 668		
	Previous Read: 641		\$0.50
	Billed Usage: 27		
	Billed kWh 27.000		
		Regulatory Assessment Fee 0.01	\$0.50
		Gross Receipts Tax 0.49	



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Account number 9300 0001 2497

Billing details - continued

Account Information	Billing Details		Amounts
		Total	\$30.50
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.63
	Bill Period: Nov 02	Energy Charge	481.95
	- Dec 01	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 MOUNT/1-4FIX	723.36
		16 DEC CNCRT W/DEC BS/ WSHNGTN	1,103.83
		Regulatory Assessment Fee	4.09
		Gross Receipts Tax	28.50
		Total	\$5,686.64
			\$32.59
		Total	\$5,719.23
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 4465449	Energy Charge	8.22
	Bill Period: Nov 02	Fuel Charge	4.55
	- Dec 01	Asset Securitization Charge	0.23
	Present Read: 1754	Minimum Bill Adjustment	1.53
	Previous Read: 1659		
	Billed Usage: 95		
	Billed kWh 95.000		
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.73
		Total	\$30.00
			\$0.75
		Total	\$30.75
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 222519	Energy Charge	795.46
	Bill Period: Nov 02	Fuel Charge	440.12
	- Dec 01	Asset Securitization Charge	22.34
	Present Read: 208024		
	Previous Read: 198830		
	Billed Usage: 9194		
	Billed kWh 9194.000		
		Regulatory Assessment Fee	0.92
		Gross Receipts Tax	32.65
		Total	\$1,273.39
			\$33.57
		Total	\$1,306.96
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 915370	Energy Charge	3.20
	Bill Period: Nov 02	Fuel Charge	1.77
	- Dec 01	Asset Securitization Charge	0.09
	Present Read: 647	Minimum Bill Adjustment	9.47
	Previous Read: 610		
	Billed Usage: 37		
			\$30.00

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Account number 9300 0001 2497

Billing details - continued

Account Information	Billing Details		Amounts
	Billed kWh	37.000	\$0.54
	Regulatory Assessment Fee	0.01	
	Gross Receipts Tax	0.53	
	Total		\$30.54
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Load Mgt		\$516.37
	Prem Distr Service Sec (GSLM-1)	Customer Charge 15.47	
	Meter Number: 5407312	Energy Charge 316.75	
	Bill Period: Nov 02	Fuel Charge 175.25	
	- Dec 01	Asset Securitization Charge 8.90	
	Present Read: 238943		
	Previous Read: 235282		
	Billed Usage: 3661		\$13.61
	Billed kWh 3661.000		
	Regulatory Assessment Fee	0.37	
	Gross Receipts Tax	13.24	
	Total		\$529.98
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Load Mgt		\$115.08
	Prem Distr Service Sec (GSLM-1)	Customer Charge 15.47	
	Meter Number: 2778178	Energy Charge 62.99	
	Bill Period: Nov 02	Fuel Charge 34.85	
	- Dec 01	Asset Securitization Charge 1.77	
	Present Read: 20123		
	Previous Read: 19395		
	Billed Usage: 728		\$3.03
	Billed kWh 728.000		
	Regulatory Assessment Fee	0.08	
	Gross Receipts Tax	2.95	
	Total		\$118.11
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Load Mgt		\$94.15
	Prem Distr Service Sec (GSLM-1)	Customer Charge 15.47	
	Meter Number: 1015813	Energy Charge 49.75	
	Bill Period: Nov 02	Fuel Charge 27.53	
	- Dec 01	Asset Securitization Charge 1.40	
	Present Read: 229644		
	Previous Read: 229069		
	Billed Usage: 575		\$2.48
	Billed kWh 575.000		
	Regulatory Assessment Fee	0.07	
	Gross Receipts Tax	2.41	
	Total		\$96.63
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt		\$30.00
	Prem Distr Service Sec (GSLM-1)	Customer Charge 15.47	
	Meter Number: 915368	Energy Charge 2.84	
	Bill Period: Nov 02	Fuel Charge 1.58	
	- Dec 01	Asset Securitization Charge 0.08	
	Present Read: 594	Minimum Bill Adjustment 10.03	
	Previous Read: 561		
	Billed Usage: 33		\$0.52
	Billed kWh 33.000		
	Regulatory Assessment Fee	0.01	
	Gross Receipts Tax	0.51	

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Account number 9300 0001 2497

Billing details - continued

Account Information	Billing Details		Amounts
		Total	\$30.52
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 2775809	Energy Charge	0.34
	Bill Period: Nov 02	Fuel Charge	0.19
	- Dec 01	Asset Securitization Charge	0.01
	Present Read: 82	Minimum Bill Adjustment	13.99
	Previous Read: 78		
	Billed Usage: 4		
	Billed kWh 4.000		
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.41
		Total	\$30.42
		Total Amount Due	\$14,101.69

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EXHIBIT 9

BOBS CARPET & FLOORING #322
27607 STATE ROAD 56
SUITE 103
WESLEY CHAPEL, FL 33543
Telephone: 813-591-1100 Fax: 813-388-9688

Page 1

ES300290

QUOTE

Sold To

LONG LAKE RANCH CLUBHOUSE, TISH DOBSON
19037 LONG LAKE RANCH BOULEVAR
LUTZ, FL 33558

Ship To

LONG LAKE RANCH CLUBHOUSE, TISH DOBSON
19037 LONG LAKE RANCH BOULEVAR
LUTZ, FL 33558

Quote Date

01/11/23

Tele #1

813-758-4841

PO Number

GLUE DOWN LVP

Quote Number

ES300290

Style/Item	Color/Description	Quantity Units
BREAKER S POINT 20	THREE LAKES	667.52 SF
SHAW-4100-ADH-4 GAL	4 GALLON	1.00 EA
LVTS - VINYL PLANK FOORTE		668.00 SF
LCTUAB - TAKE UP GLUE		68.00 SY
LVCBR - REMOVE COVE		96.00 LF
FLEXCO 4" WALL BASE COVE 1/8" - 120LF	TO BE DETERMINED	1.00 CT
LOWBASE - BASEBOARD		96.00 LF
ARDEX FEATHER FINISH XF	XF - 10 LB BAG	2.00 EA
HENRY 440 COVE BASE ADHESIVE	30 OUNCE	2.00 EA

— 01/16/23 —

5:22PM —

Sales Representative(s):

JONES JUDY

Material: 3,601.71

Service: 2,245.00

Misc. Charges: 0.00

Sales Tax: 0.00

Misc. Tax: 0.00

QUOTE TOTAL: \$5,846.71

Great Britain Tile, Inc.
 9533 Land O Lakes Blvd.
 Land O Lakes, FL 34638
 (813) 235-9775



QUOTE

QUOTE: 47515 Josh Hogan
 PAGE: 1
 DATE: 12/29/2022
 LOC: Great Britain Tile-LOL

JOB NUMBER: Long Lake Activity Rm - LVP

B DPF Management and Consulting
I 250 International Pkwy
L #208
L Lake Mary, FL 32746
T (813) 758-4841
O

S Long Lake Ranch Activity Room
H 19037 Long Lake Ranch Blvd
I Lutz, FL 33558
P (813) 758-4841
T
O

Customer	Salesperson	Customer P. O.			Ship Via	Date Wanted	F.O.B.	Order
8137584841	5				Pick Up	12/29/2022 E	Door To Door	47515
Order	B/O	Ship	U/M	Item Number /Description		Unit Price	U/M	Total Price

****((LABOR - ACTIVITY ROOM LVP FLOORING REMODEL))****

639.00	SF	LABOR-RipUpGCpt Glue Down Carpet Rip-up Pieces: 0 <i>Rip up existing glue down carpet flooring & vinyl wall base at the Activity Room & Office. Includes labor & disposal.</i>	\$1.00	SF	\$639.00
639.00	SF	LABOR-VinylPlan Install Vinyl Plank Pieces: 0 <i>Install Luxury vinyl plank flooring laid in a Staggered Wood pattern at the Activity Room & Office area floors. Includes labor, setting materials, and grout.</i>	\$2.75	SF	\$1,757.25
89.00	LF	LABOR-VINYLBASE Install Vinyl Base, Vinyl Pieces: 0 <i>Install 4" vinyl wall base around walls in the Activity Room & Office.</i>	\$1.75	LF	\$155.75

****((MATERIALS))****

709.84	SF	VE433-05052 * 7x48 FLOORTE POLARIS VINYL PLK, FRESH PINE 05052 Pieces: 38	\$3.25	SF	\$2,306.98
2.00	PC	VE433-05052BTH * 94" POLARIS PLUS BABY THRESHOL, FRESH PINE 05052 Pieces: 2	\$48.85	PC	\$97.70
120.00	LF	MATL-ROPPE 4" ROPPE VINYL WALL BASE 120LF/roll.	\$1.89	LF	\$226.80

Great Britain Tile, Inc.
9533 Land O Lakes Blvd.
Land O Lakes, FL 34638
(813) 235-9775



QUOTE

QUOTE: 47515 Josh Hogan

PAGE: 2

DATE: 12/29/2022

LOC: Great Britain Tile-LOL

JOB NUMBER: Long Lake Activity Rm - LVP

B DPF Management and Consulting
I 250 International Pkwy
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S Long Lake Ranch Activity Room
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Customer	Salesperson	Customer P. O.			Ship Via	Date Wanted	F.O.B.	Order
8137584841	5				Pick Up	12/29/2022 E	Door To Door	47515
Order	B/O	Ship	U/M	Item Number /Description		Unit Price	U/M	Total Price

Order Sub-Total: \$5,183.48
Tax: (%7.000) Pasco County Sales Tax \$184.20
Quote Amount: \$5,367.68
*** = ITEMS IN WEIGHT TOTAL**
TOTAL WEIGHT: 1,142.00 LBS

Thank you for shopping Great Britain Tile, Inc.

*** QUOTE EXPIRES: 12/29/2022 ***

EXHIBIT 10

BOBS CARPET & FLOORING #322
27607 STATE ROAD 56
SUITE 103
WESLEY CHAPEL, FL 33543
Telephone: 813-591-1100 Fax: 813-388-9688

Page 1

ES300289

QUOTE

Sold To	Ship To
LONG LAKE RANCH CLUBHOUSE, TISH DOBSON 19037 LONG LAKE RANCH BOULEVAR LUTZ, FL 33558	LONG LAKE RANCH CLUBHOUSE, TISH DOBSON 19037 LONG LAKE RANCH BOULEVAR LUTZ, FL 33558

Quote Date	Tele #1	PO Number	Quote Number
01/11/23	813-758-4841	TILE	ES300289

Style/Item	Color/Description	Quantity Units
MAGNOLIA BEND - FLOOR TILE - 6X36 - 9 PER CASE	HATTERAS CEDAR	682.76 SF
ARDEX X-4 GRAY THINSET	X-4 GRAY	18.00 BG
ARDEX RAPID SET THINSET MORTAR	10LBS BAG	6.00 BG
ARDEX FLG RAPID SET FLOOR GROUT	TO BE DETERMINED	3.00 EA
ARDEX CAULK	TO BE DETERMINED	1.00 EA
LTSXL - INSTALL LARGE FORMAT TILE - WOOD LOOK (20"X20" MIN)		682.00 SF
LCTUAB - TAKE UP GLUE		68.00 SY
LVCBR - REMOVE COVE		96.00 LF
BASEBOARD - 5-1/4" (BOBS)	5-1/4" BASE	6.00 EA
LOWBASE - BASEBOARD		96.00 LF

— 01/16/23 —

Sales Representative(s):
JONES JUDY

5:22PM —

Material: 4,273.96
Service: 5,106.70
Misc. Charges: 0.00
Sales Tax: 0.00
Misc. Tax: 0.00

QUOTE TOTAL: \$9,380.66

Great Britain Tile, Inc.
9533 Land O Lakes Blvd.
Land O Lakes, FL 34638
(813) 235-9775



QUOTE

QUOTE: 47514 Josh Hogan
PAGE: 1
DATE: 12/29/2022
LOC: Great Britain Tile-LOL

JOB NUMBER: Long Lake Activity Rm - Tile

B DPGF Management and Consulting
I 250 International Pkwy
L #208
L Lake Mary, FL 32746
T (813) 758-4841
O

S Long Lake Ranch Activity Room
H 19037 Long Lake Ranch Blvd
I Lutz, FL 33558
P (813) 758-4841
T
O

Customer	Salesperson	Customer P. O.			Ship Via	Date Wanted	F.O.B.	Order
8137584841	5				Pick Up	12/29/2022 E	Door To Door	47514
Order	B/O	Ship	U/M	Item Number /Description		Unit Price	U/M	Total Price

****((LABOR - ACTIVITY ROOM TILE FLOORING REMODEL))****

639.00	SF	LABOR-RipUpGCpt Glue Down Carpet Rip-up Pieces: 0 <i>Rip up existing glue down carpet flooring & vinyl wall base at the Activity Room & Office. Includes labor & disposal.</i>	\$1.00	SF	\$639.00
639.00	SF	LABOR-FLg LARGE TILE INSTALLATION Pieces: 0 <i>Install 10x35 porcelain floor tile laid in a 70/30 Staggered pattern with 1/8" nominal grout joints at the Activity Room & Office area floors. Includes labor, setting materials, and grout.</i>	\$5.00	SF	\$3,195.00
89.00	LF	LABOR-VINYLBASE Install Vinyl Base, Vinyl Pieces: 0 <i>Install 4" vinyl wall base around walls in the Activity Room & Office.</i>	\$1.75	LF	\$155.75

****((MATERIALS))****

710.84	SF	NAUTIL-GRIS1035 NAUTILUS 10 X 35, GRIS Pieces: 52	\$3.99	SF	\$2,836.25
120.00	LF	MATL-ROPPE 4" ROPPE VINYL WALL BASE 120LF/roll.	\$1.89	LF	\$226.80

Order Sub-Total:	\$7,052.80
Tax: (%7.000) Pasco County Sales Tax	\$214.41
Quote Amount:	\$7,267.21

Thank you for shopping Great Britain Tile, Inc.

EXHIBIT 11



1212 North Parsons Avenue, Brandon Florida 33511 - 813-839-7665

12/21/2022

To: Long Lake Ranch

Attn: Doug (manager@longlakeranchclub.com)

RE: Mushroom removal and replacement

Description:

Remove and replace mushroom

Supply and install new main drain cover

Total \$3,000.00

If you are agreeable to the proposal, please reply to this email with your approval and I will get you a contract to sign digitally.

Thank you,

Tonya Stephens

423-771-2624

EXHIBIT 12

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Long Lake Ranch CDD

Slab for Maintenance Shed

1/30/2023

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

*****The slab will be installed per the specifications of Tuff Shed.**

TOTAL \$16,420

EXCLUSIONS

**Building permits / inspection fees
Construction materials testing (soil densities, concrete testing)
Removal of existing shrubs / trees
Landscape, sod and irrigation replacement/restoration**

EXHIBIT 13



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**January 12, 2023
Sod Repair Proposal
for
Longlake Ranch CDD
19872 Long Lake Ranch Blvd.**



- Cut out and repair areas torn u during pool construction
- Install 2500 sq. ft. Bahia Sod
- Includes all labor, material, hauling and dump fees

Total Sod Repair: \$2,550.00

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

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Long Lake Ranch CDD

LLR Blvd - Pedestrian Trail Panel Replacement

1/17/2023

**Remove and replace one broken 10' x 10' concrete panel located
west of 19872 Long Lake Ranch Blvd**

TOTAL \$1,800

EXHIBIT 14

Long Lake Ranch CDD
Reserve Study Asset List

Reserve Items	CURRENT COST WHEN NEW (study cost ¹ + 18.14% inflation ²)	COST WHEN NEW ASSET ALLOCATION	CURRENT CRF ALLOCATION ³	CURRENT COST WHEN NEW CRF SHORTFALL	ESTIMATED REMAINING LIFE (Study remaining ¹ minus 5 years)	ASSETS PAST LIFE EXPECTANCY	ANNUAL SAVINGS TO FUND ASSETS AT LIFE EXPECTANCY ⁴	LIFE EXPECTANCY WHEN NEW
CALCULATION KEY	A	B	CRF BAL*B=C	C-A=D	E		D/E=F	
Clubhouse								
Clubhouse Metal Roofing	\$49,601	1.41%	\$12,787	(\$36,814)	22	\$0	\$1,673	30
Interior Paint	\$4,144	0.12%	\$1,068	(\$3,076)	2	\$0	\$1,538	10
Exterior Paint	\$4,019	0.11%	\$1,036	(\$2,983)	3	\$0	\$994	8
HVAC 3.0 Tons	\$6,498	0.18%	\$1,675	(\$4,823)	4	\$0	\$1,206	12
Office Carpeting	\$4,702	0.13%	\$1,212	(\$3,490)	4	\$0	\$872	12
Life Safety Systems Modernization	\$4,726	0.13%	\$1,218	(\$3,507)	12	\$0	\$292	20
Community Security Camera System 18 Cameras	\$29,535	0.84%	\$7,614	(\$21,921)	2	\$0	\$10,960	10
Clubhouse Furniture	\$4,489	0.13%	\$1,157	(\$3,332)	12	\$0	\$278	20
Office Furniture	\$2,008	0.06%	\$518	(\$1,491)	12	\$0	\$124	20
Office Computer and Printer	\$1,418	0.04%	\$365	(\$1,052)	0	\$1,418	\$1,418	8
Restrooms Refurbishment	\$30,716	0.87%	\$7,919	(\$22,798)	12	\$0	\$1,900	20
Kitchen Cabinets	\$10,633	0.30%	\$2,741	(\$7,891)	17	\$0	\$464	25
Kitchen Cabinets	\$10,633	0.30%	\$2,741	(\$7,891)	20	\$0	\$395	25
Kitchen Refrigerator and Microwave	\$2,127	0.06%	\$548	(\$1,578)	7	\$0	\$225	15
Television	\$1,181	0.03%	\$305	(\$877)	2	\$0	\$438	10
TOTAL CLUBHOUSE	\$166,430	4.73%	\$42,906	(\$123,524)		\$1,418	\$22,778	
Entry Areas								
Entry Monuments Metal Roofing	\$8,960	0.25%	\$2,310	(\$6,650)	22	\$0	\$302	30
Entry Monuments Painting	\$4,726	0.13%	\$1,218	(\$3,507)	3	\$0	\$1,169	8
Entry Monuments Refurbishment	\$49,619	1.41%	\$12,792	(\$36,827)	12	\$0	\$3,069	20
TOTAL ENTRY AREAS	\$63,304	1.80%	\$16,320	(\$46,984)		\$0	\$4,540	
Foxtail Pool Area								
Pool Pumps and Equipment	\$7,561	0.21%	\$1,949	(\$5,612)	0	\$7,561	\$7,561	6
Pool Shower	\$2,363	0.07%	\$609	(\$1,754)	9	\$0	\$195	15
Pool Furniture	\$15,831	0.45%	\$4,081	(\$11,750)	2	\$0	\$5,875	8
Pool Marcite	\$52,256	1.49%	\$13,472	(\$38,784)	4	\$0	\$9,696	10
Pool Marcite	\$52,256	1.49%	\$13,472	(\$38,784)	5	\$0	\$7,757	10
Pool Pavers	\$30,126	0.86%	\$7,766	(\$22,359)	17	\$0	\$1,315	25
Pool Fence 6' Aluminum	\$14,177	0.40%	\$3,655	(\$10,522)	17	\$0	\$619	25
Pool Area Pavilion Metal Roofing	\$4,136	0.12%	\$1,066	(\$3,070)	24	\$0	\$128	30
Pool Area Pavilion Painting	\$230	0.01%	\$59	(\$171)	3	\$0	\$57	8
Trellis Painting	\$2,363	0.07%	\$609	(\$1,754)	2	\$0	\$877	8
Trellis Replacement	\$10,869	0.31%	\$2,802	(\$8,067)	10	\$0	\$807	16
Pool Cabana Metal Roofing	\$18,533	0.53%	\$4,778	(\$13,755)	24	\$0	\$573	30
Pool Cabana Exterior Painting	\$1,376	0.04%	\$355	(\$1,022)	3	\$0	\$341	8
Pool Cabana Interior Painting	\$1,626	0.05%	\$419	(\$1,207)	4	\$0	\$302	10
Pool Cabana Restrooms Refurbishment	\$11,814	0.34%	\$3,046	(\$8,768)	14	\$0	\$626	20
TOTAL FOXTAIL POOL AREA	\$225,515	6.41%	\$58,138	(\$167,377)		\$7,561	\$36,728	
Grounds								

Long Lake Ranch CDD
Reserve Study Asset List

Reserve Items	CURRENT COST WHEN NEW (study cost ¹ + 18.14% inflation ²)	COST WHEN NEW ASSET ALLOCATION	CURRENT CRF ALLOCATION ³	CURRENT COST WHEN NEW CRF SHORTFALL	ESTIMATED REMAINING LIFE (Study remaining ¹ minus 5 years)	ASSETS PAST LIFE EXPECTANCY	ANNUAL SAVINGS TO FUND ASSETS AT LIFE EXPECTANCY ⁴	LIFE EXPECTANCY WHEN NEW
CALCULATION KEY	A	B	CRF BAL*B=C	C-A=D	E		D/E=F	
Sidewalk Repair Allowance	\$5,434	0.15%	\$1,401	(\$4,033)	0	\$5,434	\$5,434	5
Stormwater Drainage Repair Allowance	\$99,238	2.82%	\$25,584	(\$73,654)	0	\$99,238	\$99,238	5
Pond Banks Erosion Control	\$204,146	5.80%	\$52,629	(\$151,517)	2	\$0	\$75,758	10
Pond Fountains and Controls	\$47,256	1.34%	\$12,183	(\$35,073)	2	\$0	\$17,537	10
Bridge Deck Boards and Railings	\$139,925	3.98%	\$36,073	(\$103,852)	7	\$0	\$14,836	15
Bridge Frame and Pilings	\$71,961	2.05%	\$18,552	(\$53,410)	32	\$0	\$1,669	40
Bridge Repair Allowance	\$19,989	0.57%	\$5,153	(\$14,836)	1	\$0	\$14,836	9
Well Pumps	\$21,265	0.60%	\$5,482	(\$15,783)	2	\$0	\$7,891	10
TOTAL GROUNDS	\$609,215	17.32%	\$157,057	(\$452,158)		\$104,672	\$237,200	
Mail Areas								
Clubhouse Mail Pavilion Metal Roofing	\$11,823	0.34%	\$3,048	(\$8,775)	22	\$0	\$399	30
Clubhouse Mail Pavilion Painting	\$532	0.02%	\$137	(\$395)	3	\$0	\$132	8
Clubhouse Mail Pavilion Painting	\$532	0.02%	\$137	(\$395)	3	\$0	\$132	8
Clubhouse Mail Kiosks	\$68,049	1.93%	\$17,543	(\$50,506)	12	\$0	\$4,209	20
Foxtail Mail Pavilion Metal Roofing	\$4,859	0.14%	\$1,253	(\$3,606)	23	\$0	\$157	30
Foxtail Mail Pavilion Painting	\$271	0.01%	\$70	(\$201)	1	\$0	\$201	8
Foxtail Mail Kiosks	\$27,645	0.79%	\$7,127	(\$20,518)	14	\$0	\$1,466	20
Primrose Mail Pavilion Metal Roofing	\$4,859	0.14%	\$1,253	(\$3,606)	24	\$0	\$150	30
Primrose Mail Pavilion Painting	\$271	0.01%	\$70	(\$201)	2	\$0	\$100	8
Primrose Mail Kiosks	\$19,139	0.54%	\$4,934	(\$14,205)	14	\$0	\$1,015	20
TOTAL MAIL AREAS	\$137,978	3.92%	\$35,571	(\$102,407)		\$0	\$7,959	
Main Pool Area								
Pool Mushroom Waterfall	\$4,726	0.13%	\$1,218	(\$3,507)	7	\$0	\$501	15
Pool Pumps and Equipment	\$18,666	0.53%	\$4,812	(\$13,854)	0	\$18,666	\$18,666	6
Pool Shower	\$2,363	0.07%	\$609	(\$1,754)	7	\$0	\$251	15
Pool Shower	\$2,363	0.07%	\$609	(\$1,754)	10	\$0	\$175	15
Pool Furniture	\$48,201	1.37%	\$12,426	(\$35,775)	0	\$48,201	\$48,201	8
Pool Marcite	\$68,304	1.94%	\$17,609	(\$50,695)	2	\$0	\$25,347	10
Pool Pavers	\$90,511	2.57%	\$23,334	(\$67,177)	17	\$0	\$3,952	25
Pool Fence 6' Aluminum	\$31,898	0.91%	\$8,223	(\$23,674)	17	\$0	\$1,393	25
Retaining Wall Behind Pool Area	\$53,163	1.51%	\$13,706	(\$39,457)	22	\$0	\$1,794	30
Pool Area Pavilions Metal Roofing	\$31,526	0.90%	\$8,127	(\$23,398)	22	\$0	\$1,064	30
Pool Area Pavilions Painting	\$1,352	0.04%	\$348	(\$1,003)	3	\$0	\$334	8
Pool Area Table Tennis	\$1,772	0.05%	\$457	(\$1,315)	2	\$0	\$658	10
TOTAL MAIN POOL AREA	\$354,843	10.09%	\$91,479	(\$263,364)		\$66,867	\$102,335	
Recreation								
Basketball Court Color Coat	\$3,706	0.11%	\$955	(\$2,751)	0	\$3,706	\$3,706	8
Basketball Hoops	\$3,308	0.09%	\$853	(\$2,455)	7	\$0	\$351	15
Basketball Hoops	\$3,308	0.09%	\$853	(\$2,455)	10	\$0	\$246	15
Basketball Park Benches	\$1,654	0.05%	\$426	(\$1,228)	7	\$0	\$175	15

Long Lake Ranch CDD
Reserve Study Asset List

Reserve Items	CURRENT COST WHEN NEW (study cost ¹ + 18.14% inflation ²)	COST WHEN NEW ASSET ALLOCATION	CURRENT CRF ALLOCATION ³	CURRENT COST WHEN NEW CRF SHORTFALL	ESTIMATED REMAINING LIFE (Study remaining ¹ minus 5 years)	ASSETS PAST LIFE EXPECTANCY	ANNUAL SAVINGS TO FUND ASSETS AT LIFE EXPECTANCY ⁴	LIFE EXPECTANCY WHEN NEW
CALCULATION KEY	A	B	CRF BAL*B=C	C-A=D	E		D/E=F	
Tennis Court Color Coat	\$12,432	0.35%	\$3,205	(\$9,227)	0	\$12,432	\$12,432	8
Tennis Fencing Chain Link	\$19,599	0.56%	\$5,053	(\$14,547)	17	\$0	\$856	25
Tennis Pavilion Metal Roofing	\$5,157	0.15%	\$1,329	(\$3,827)	22	\$0	\$174	30
Tennis Pavilion Painting	\$287	0.01%	\$74	(\$213)	3	\$0	\$71	8
Dog Parks Fencing 3' Chain Link	\$8,506	0.24%	\$2,193	(\$6,313)	17	\$0	\$371	25
Dog Parks Play Structures	\$9,451	0.27%	\$2,437	(\$7,015)	12	\$0	\$585	20
Dog Park Pavilion Metal Roofing	\$4,136	0.12%	\$1,066	(\$3,070)	22	\$0	\$140	30
Dog Park Pavilion Painting	\$230	0.01%	\$59	(\$171)	3	\$0	\$57	8
Dog Park Park Benches	\$2,481	0.07%	\$640	(\$1,841)	7	\$0	\$263	15
Community Access System	\$21,265	0.60%	\$5,482	(\$15,783)	7	\$0	\$2,255	15
Playground Restroom Building Metal Roofing	\$15,694	0.45%	\$4,046	(\$11,648)	22	\$0	\$529	30
Playground Restroom Building Exterior Painting	\$1,092	0.03%	\$281	(\$810)	3	\$0	\$270	8
Playground Restroom Building Interior Painting	\$1,201	0.03%	\$310	(\$892)	2	\$0	\$446	10
Playground Restroom Building Restrooms Refurbishment	\$5,907	0.17%	\$1,523	(\$4,384)	12	\$0	\$365	20
Playground Pavilion Metal Roofing	\$4,136	0.12%	\$1,066	(\$3,070)	22	\$0	\$140	30
Playground Pavilion Painting	\$230	0.01%	\$59	(\$171)	3	\$0	\$57	8
Playground Main Play Structure with Slide	\$129,954	3.69%	\$33,502	(\$96,452)	7	\$0	\$13,779	15
Playground Shaded Play Structure with Slide	\$17,721	0.50%	\$4,569	(\$13,152)	7	\$0	\$1,879	15
Playground Small Structure	\$14,177	0.40%	\$3,655	(\$10,522)	7	\$0	\$1,503	15
Playground Boulders	\$23,628	0.67%	\$6,091	(\$17,537)	7	\$0	\$2,505	15
Playground	\$23,628	0.67%	\$6,091	(\$17,537)	10	\$0	\$1,754	15
Playground Fencing 3' Chain Link	\$25,483	0.72%	\$6,570	(\$18,913)	17	\$0	\$1,113	25
Playground Equipment Shade	\$11,076	0.31%	\$2,855	(\$8,220)	2	\$0	\$4,110	10
Playground Swingset	\$5,316	0.15%	\$1,371	(\$3,946)	17	\$0	\$232	25
BBQ Grills	\$2,835	0.08%	\$731	(\$2,104)	4	\$0	\$526	12
ADA Railings Near Dock and In Front of Clubhouse	\$16,729	0.48%	\$4,313	(\$12,416)	12	\$0	\$1,035	20
Trash Cans	\$7,088	0.20%	\$1,827	(\$5,261)	7	\$0	\$752	15
Picnic Tables	\$15,594	0.44%	\$4,020	(\$11,574)	7	\$0	\$1,653	15
Dock Deck Boards and Railings	\$105,286	2.99%	\$27,143	(\$78,143)	7	\$0	\$11,163	15
Dock Frame and Pilings	\$47,379	1.35%	\$12,214	(\$35,165)	32	\$0	\$1,099	40
Dock Repair Allowance	\$13,161	0.37%	\$3,393	(\$9,768)	1	\$0	\$9,768	9
TOTAL RECREATION	\$582,837	16.57%	\$150,256	(\$432,580)		\$16,138	\$76,358	
Streets and Parking Areas								
Clubhouse Parking Lot 1 Inch Mill and Overlay	\$30,128	0.86%	\$7,767	(\$22,361)	12	\$0	\$1,863	20
Clubhouse Parking Lot Sealcoat	\$6,695	0.19%	\$1,726	(\$4,969)	0	\$6,695	\$6,695	6
Townhomes Streets and Parking North Section 1 Inch Mill and Overlay	\$61,816	1.76%	\$15,936	(\$45,879)	13	\$0	\$3,529	20
Townhomes Streets and Parking South Section 1 Inch Mill and Overlay	\$70,752	2.01%	\$18,240	(\$52,512)	15	\$0	\$3,501	20
TOTAL STREETS AND PARKING AREAS	\$169,390	4.82%	\$43,669	(\$125,721)		\$169,390	\$169,390	
Walls and Fencing								
Decorative Vinyl Fence 6'	\$544,862	15.49%	\$140,466	(\$404,395)	12	\$0	\$33,700	20

Long Lake Ranch CDD
Reserve Study Asset List

Reserve Items	CURRENT COST WHEN NEW (study cost ¹ + 18.14% inflation ²)	COST WHEN NEW ASSET ALLOCATION	CURRENT CRF ALLOCATION ³	CURRENT COST WHEN NEW CRF SHORTFALL	ESTIMATED REMAINING LIFE (Study remaining ¹ minus 5 years)	ASSETS PAST LIFE EXPECTANCY	ANNUAL SAVINGS TO FUND ASSETS AT LIFE EXPECTANCY ⁴	LIFE EXPECTANCY WHEN NEW
CALCULATION KEY	A	B	CRF BAL*B=C	C-A=D	E		D/E=F	
Vinyl Fence 6'	\$116,817	3.32%	\$30,116	(\$86,701)	12	\$0	\$7,225	20
Aluminum Fencing 5'	\$101,648	2.89%	\$26,205	(\$75,443)	17	\$0	\$4,438	25
Chain Link Fencing 6'	\$18,185	0.52%	\$4,688	(\$13,497)	17	\$0	\$794	25
Slotted 4' Vinyl Fence	\$210,053	5.97%	\$54,152	(\$155,901)	12	\$0	\$12,992	20
Retaining Wall and 3' Aluminum	\$52,419	1.49%	\$13,514	(\$38,905)	22	\$0	\$1,768	30
Retaining Wall and 3' Aluminum	\$52,419	1.49%	\$13,514	(\$38,905)	22	\$0	\$1,768	30
Retaining Wall and 4' Aluminum Fence in Primrose	\$111,642	3.17%	\$28,782	(\$82,861)	23	\$0	\$3,603	30
TOTAL WALLS AND FENCING	\$1,208,044	34.34%	\$311,436	(\$896,608)		\$0	\$66,288	
TOTAL	\$3,517,556	100.00%	\$906,832	(\$2,610,724)		\$366,046	\$723,576	

FOOTNOTES:

1- FUNDING RESERVE ANALYSIS DATED 2-23-2018 PAGES 26-29

2 - CPI INFLATION CALCULATOR <https://www.in2013dollars.com/us/inflation/2018?amount=1>

3 - DECEMBER 31, 2022 UNAUDITED FINANCIAL STATEMENTS - CRF FUND BALANCE BEGINNING = \$906,832

4 - BASED ON CURRENT COST WHEN NEW (CALCULATION KEY: COLUMN A)

EXHIBIT 15

**Long Lake Ranch
Community Signage**

Type	Quantity
No Trespassing No Fishing No Watercraft	2
Fishing is for the Birds Water Activities Prohibited	10
Conservation Area Do Not Enter	4
Access By Service Vehicles Only	1
Lake Trail Hours Are Dawn to Dusk	3
No Trespassing	3
Caution Alligators and Snakes May Be Present	5
Fishing Allowed Between Signs Only	2
Private Property: No Hunting, Fishing, Trespassing	1

Size	Material	Price	Bulk Savings 5+
7 x 10	Aluminum	\$13.22	\$11.20/sign
10 x 14	Aluminum	\$21.88	\$16.97/sign
12 x 18	Aluminum	\$37.95	\$24.65/sign
12 x 18	Reflective Aluminum	\$39.25	\$30.90/sign

Smartsign.com

