



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

***Advanced Meeting Package***

***Board Meeting***

***Thursday  
May 4, 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

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

Board of Supervisors  
**Long Lake Ranch Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District is scheduled for **Thursday, May 4, 2023 at 6:00 p.m.** at the **Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558.**

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

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-285 or [tdobson@vestapropertyservices.com](mailto:tdobson@vestapropertyservices.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, May 4, 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. Supervisor Comments**
- V. Staff Reports**
  - A. Landscaping & Irrigation
    - 1. Red Tree Report – Verbal
    - 2. RedTree Proposals (if any)
  - B. Aquatic Services
    - 1. Presentation of Aquatics Treatment Report [Exhibit 1](#)
  - C. District Engineer
    - 1. Discussion of Big Lake Runoff Evaluation & Solutions [Exhibit 2](#)
    - 2. Review of Foxtail Roadways Update [Exhibit 3](#)
  - D. District Counsel
  - E. Clubhouse Manager
    - 1. Presentation of Clubhouse Manager Report [Exhibit 4](#)
  - F. District Manager
    - 1. Presentation of District Manager & Field Operations Report [Exhibit 5](#)
    - 2. Review of Volunteer Report – Supervisor Thompson [Exhibit 6](#)
- VI. Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Budget Workshop Held March 23, 2023 [Exhibit 7](#)
  - B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held April 6, 2023 [Exhibit 8](#)
  - C. Consideration for Acceptance – The March 2023 Unaudited Financial Report [Exhibit 9](#)
  - D. Consideration for Acceptance – The March 2023 Operations & Maintenance Expenditures [Exhibit 10](#)

## VII. Business Items

- A. Consideration of Vesta Commercial Pool Cleaning Service Proposal [Exhibit 11](#)
- B. Consideration of Romaner Graphics Proposals
  - 1. Sidewalk Replacement at the Clubhouse [Exhibit 12](#)
  - 2. Clubhouse Mailbox Kiosk Cleaning, Repair, & Painting [Exhibit 13](#)
  - 3. Community Signage [Exhibit 14](#)
- C. Presentation of Pasco County Number of Qualified Electors – F.S. 190.006 – 1,524 [Exhibit 15](#)
- D. Reminder of Form 1's Due Date: July 1<sup>st</sup>
- E. Consideration & Adoption of **Resolution 2023-04**, Approving Proposed FY24 Budget & Setting PH [Exhibit 16](#)
  - 1. Option 1 – Funding CIP - \$150K
  - 2. Option 2 – Not Funding CIP

## VIII. Discussion Items

- A. Discussion of FY 2023-2024 Proposed Budget [Exhibit 17](#)
  - 1. Option 1 – Funding CIP - \$150K
  - 2. Option 2 – Not Funding CIP
- B. Discussion of Increasing the Easement Access Agreement Deposit
- C. Discussion of Fitness Class [Exhibit 18](#)

## IX. Supervisors Requests

## X. Audience Comments – New Business

## XI. Next Meeting Quorum Check: May 31<sup>st</sup>, 6:00 PM

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

## XII. Adjournment



# EXHIBIT 1

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																												Field Notes
	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		
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.	
1/26/2023												T														T		
2/3/2023		T	T								T	T		T		T												
2/15/2023	T			T	T				T	T				T		T		T	T		T	T		T	T		Check in with D. Ruhlig.	
2/17/2023						T	T	T			T									T			T			T	Check in with T. Dobson.	
2/20/2023																											Field review of ponds. Check in with T. Dobson.	
3/2/2023		T	T								G, T	T	T		T		T			A, T		T					Check in with D. Ruhlig.	
3/8/2023			G								G	G																
3/16/2023	T			T	T				T	T				G, T	G	T		T	T		T	T	T	T	T	T		
3/24/2023																				G								
3/29/2023																											Prepared and submitted GHS Proposal No. 23-207 to stock grass carp into Big Lake.	
4/3/2023	G						T	T	T	T				T											T			
4/6/2023																				G								
4/11/2023	T, *	T	T	T	T	T					T	T	T		T	T	T	T	T	T	T	T	T	T	T	T	* Installed 192 grass carp (12'-14") in the Big Lake to assist with hydrilla control.	
4/21/2023	G																							A, S			Check in with T. Dobson.	

## EXHIBIT 2

## Big Lake Runoff Evaluation and Solutions by: Phil Chang

The grass on the lake side of the sidewalk is high enough to block the runoff of water from the sidewalk into the grass area. In a few locations, there was a small berm near the top of bank of the pond that contributed to the drainage challenges.

All the sidewalk locations I spot checked had adequate slope towards the lake so it's not an issue of the sidewalk being sloped the wrong way.

A "soft" approach to address the issue would be to replant a strip of sod (approx. 2-foot wide) along the lake side of the sidewalk about 2.5 inches lower than the sidewalk. This will allow the water to run off the sidewalk unimpeded to an area where the water will percolate into the ground or continue into the pond.

A "hard" approach would be to install a 1-2 foot wide concrete "ribbon curb" sloped away from the sidewalk (4% to 6% slope) to get the water quickly away from the sidewalk. This would require regrading (which would also be required in the "soft" approach but would be more costly due to the cost of concrete and the logistics of getting the concrete to the work area. This also allows the water to run off the sidewalk unimpeded to an area where the water will percolate into the ground or continue into the pond. (Cost is typically in the order of \$50 to \$75 per linear foot in areas with good access so it could be more due to access.)

A second "hard" approach would be the inclusion of a trench drain (aka channel drain) but that will require an outlet to the pond. In our experience, a trench drain should be installed with a concrete apron or other hard surface on both sides of the drain grate to reduce the likelihood of vegetation overgrowth affecting the drain (and also to promote conveyance of water to the drain). This option is even more costly than the concrete ribbon curb.

The approach that we would suggest is to identify the locations of ponding during a rain event and concentrate efforts on those locations to be more efficient.

## EXHIBIT 3

## Long Lake Ranch / Foxtail Roadways Update

Response From a Former Engineer w/Heidt:

Primarily, Pasco County didn't want to maintain the roads within the townhome areas because they technically did not meet Pasco County standards dimensionally, because we incorporated 90-degree parking for overflow. Pasco County only allows parallel parking on County-maintained roads, and we would not have been able to fit enough spaces on the site if we had gone with standard parallel on-street parking spaces. The County was only comfortable allowing 90-degree parking if the streets weren't County-maintained. Further, the County was starting to push back a little against accepting subdivision roads at the time, and the perpendicular parking spaces only bolstered that sentiment. Now, in newer communities, when a developer seeks to establish a CDD, the County won't approve the CDD's establishment unless the developer agrees to dedicate all the streets to the CDD. That was not the case for the LLR CDD, but I think the parking situation caused the County to pushback. As I recall, the developer did not object, and we dedicated the roads to the CDD at the developer's request.

## EXHIBIT 4

# Long Lake Ranch CDD

## Amenity Manager's Report

*Date of report: 4/27/2023*

*Submitted by: Doug Ruhlig*

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### **Clubhouse & Amenities**

- New gates have been installed
- Waiting on parts to arrive to get security system installed on new gate.
- Pressure washing projects have begun and will continue as time and weather permit.
- New flooring completed.
- Supplies for volunteers purchased and distributed.



## EXHIBIT 5



# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## Aquatics

May 2023



**Pond and Lake Management:** Subsurface and surface algae are still present in moderate amounts throughout the community due to the unseasonable warm temperatures and lack of rainfall. GHS is aggressively treating algae and other invasive vegetation, as well, the fish stocking commenced on April 12<sup>th</sup>.

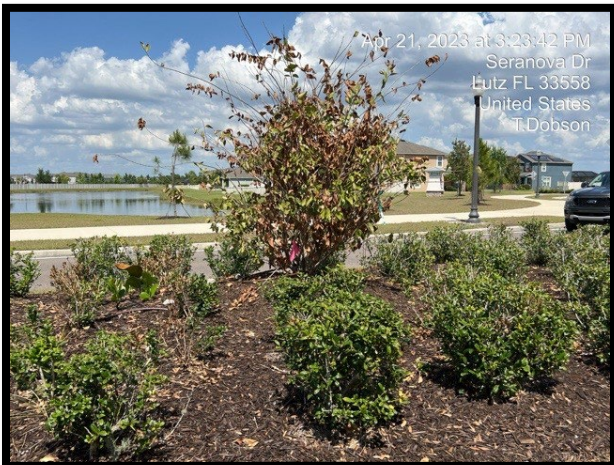






# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## Landscape Maintenance



**Enhancement Project:** The new vegetation is still struggling throughout the community due to irrigation issues and the drought. An inventory of the struggling plant material was reported to RedTree, as well as a several requests for a full assessment of the irrigation. All plant material under warranty will be replaced once the irrigation is fully functional. To be noted, some areas with new enhancements are thriving.

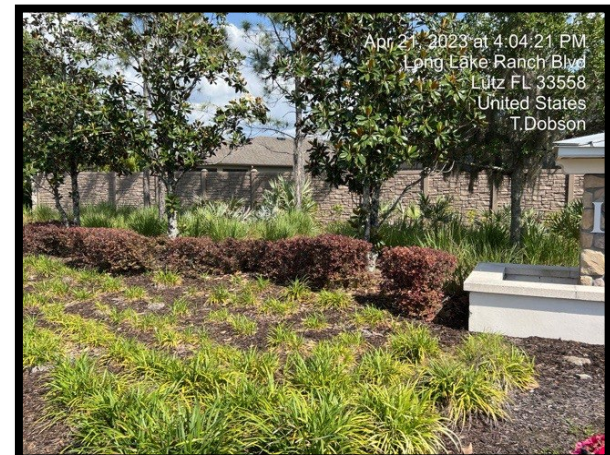






# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

**Hedges / Shrubs:** The hedges and shrubs are healthy and shaped in accordance with the contractual agreement; however, there are a few one of shrubs that are declining rapidly which would suggest there may not be ample irrigation coverage.







# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

**Mowing:** The Bahia is still struggling due to the current drought conditions. Bahia is a hardy turf that will recover with frequent rains.



**Bed Maintenance:** The established beds are holding on even with the drought. Most of the annual beds are also thriving and filling in nicely. Recommend replacement of the annuals that declined and assess the irrigation for proper coverage.







# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## Bed Maintenance. Continued.



## Observations & Recommendations



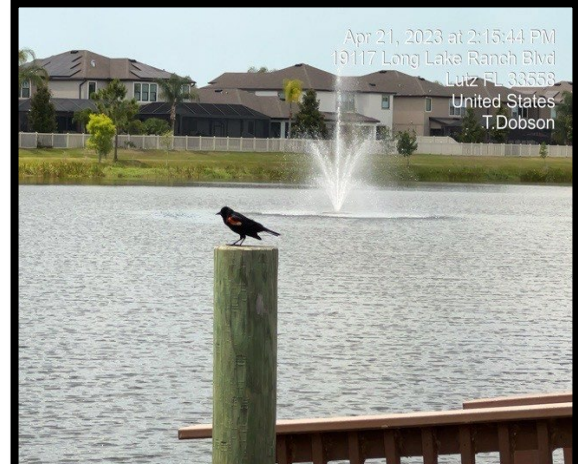
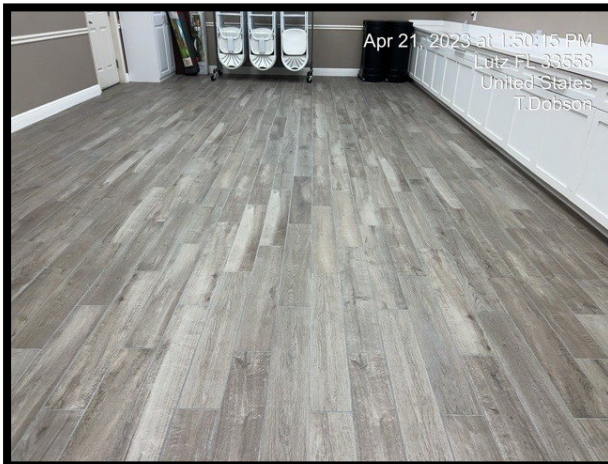
**Struggling Vegetation:** Most of the newly planted shrubs in the Wathervane islands declined beyond recovery, as well as the hedge by the playground and Tennis Courts. The Ligustrums in the center island facing the Foxtail entrance also need to be replaced. Full scale assessment of the irrigation is required.







# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT



**Dead Cypress Tree:** Reported a dead Cypress tree for removal located at the corner of Sunlake Blvd. and Roseate Drive.

**Frontier Project:** Once the rains begin, Frontier will be required to replace the sod that did not root.

**Flooring Project:** FlooringMaster completed the clubhouse flooring project the week of April 11<sup>th</sup>.

**Fountains:** All of the fountains are online and functioning.





# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## District Manager Report

### April Highlights

**ADA Mulch Installation:** The ADA mulch was installed on April 12<sup>th</sup>.

**Big Lake Water Runoff:** Phil Chang assessed the runoff and offered three solutions along with a recommendation to be discussed during the May meeting.

**Floor Installation:** The flooring project was completed the week of April 11<sup>th</sup>.

**Foxtail Roadways Update by Phil:** “There were two issues as to why the Foxtail Roads ended up being CDD owned. The first was that they did not have enough parking without incorporating the 90-degree parking. The second resulted from the fact that they have 90-degree parking, and the County only allows parallel parking on County-maintained roads. So, the angle parking was the hurdle (in addition to the lack of required parking if parallel parking was proposed).”

**Group Fitness Classes:** Schedule, pricing, and class details were provided for review.

**Irrigation:** A full assessment of the irrigation was requested.

**Pool Staffing:** Hiring is in progress.

**Pond 60 Berm and Inlet Pipe:** At the recommendation of GHS Environmental, Phil is assessing a dip in the berm and erosion behind the apron on the inlet pipe.

**Stormwater Assessment:** All CDDs were assessed the Stormwater Assessment fee due to the outflow into the county’s system downstream.

**Trespassing:** Pasco County will advise of an infraction, document, and then trespass non-residents as directed by the Board. Trespassing of residents is doable but depends on the circumstances.

**Utility Shed:** The team organized and discussed the layout, irrigation, removal of several shrubs, etc. RedTree should begin rerouting the irrigation and removal of the shrubs the first week of May, followed by Site Masters installing the driveway and building slab.

**Water Meter Monitoring:** Pasco County determined that the usage is in line with irrigation projects and normal usage.





## EXHIBIT 6

## Darrell Thompson's Report

Two CDD pickup litter volunteers have signed waiver forms. Those two volunteers will try to pickup litter on the Sunlake median every four days. CDD volunteers staying on the median should be safer than an employee crossing Sunlake Blvd. each time that employee sees a piece of litter on the median. CDD picking up litter volunteers will use donated, borrowed, and/or their own equipment.

I contacted CDD Community Garden volunteers. It was decided a Sunday, April 16th at 4PM meeting at the playground pavilion was needed to plan what should be planted and how the garden should be maintained. On April 10th I reserved the pavilion.

## EXHIBIT 7

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Budget Workshop of the Board of Supervisors of the Long Lake Ranch Community  
5 Development District was held on Thursday, March 23, 2023 at 6:00 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 Pellán	Board Supervisor, Chairman
11 Heidi Clawson	Board Supervisor, 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 Raoul Mahadeen	Resident
18 Barbara Twomey	Resident
19 Margie Kelley	Resident
20 Ron Banks	Resident

21 *The following is a summary of the discussions at the March 23, 2023 Long Lake Ranch CDD Board of*  
22 *Supervisors Budget Workshop.*

23 **SECOND ORDER OF BUSINESS – Discussion Items**

24 A. Exhibit 1: FY 2023-2024 Preliminary Budget

25 Discussions ensued regarding the follow items:

- 26 1. The budget line is off.
- 27 2. District Manager to pull reports/contracts for District Management and District Counsel.
- 28 3. A question was brought up regarding the bank fees.
- 29 4. Audit agreement
- 30 5. Property Taxes
- 31 6. A question was brought up regarding the sales tax and why the District is paying sales  
32 taxes. It was determined that this was room rental and access card fees.
- 33 7. A question was brought up regarding the website host and the charges associated with that  
34 line item.
- 35 8. EGIS Insurance rate
- 36 9. District Manager to calculate streetlights expense.
- 37 10. Utilities
  - 38 a. Pasco county to assess usage of water/sewage.
  - 39 b. A question was brought up regarding the solid waste fee. It was determined that  
40 this was dump and incinerator fee.

11. District Manager to review the fountain services agreement.
12. A question was brought up regarding the entry walls maintenance. It was determined that the lines were off by one line.
13. A question was brought up regarding the landscape maintenance agreement and why it was \$176,825 for FY 2022 when the contract was for \$164,100. It was determined that the tree trimming expenses were allocated against the line item.
14. District Manager to secure fire ants proposal from Red Tree.
15. A question was brought up regarding the cost per year of dog waste supplies.
16. Furniture repair actual in 2022.
17. Year-to-Dates
- a. Pool Permit
  - b. Communications
  - c. Clubhouse Supplies
18. A question was brought up regarding the facility A/C and heating, and whether there was an annual agreement in place.
19. A question was brought up regarding the monthly expenses for pest control.
20. A question was brought up regarding the working capital cushion and if it should be increased.

**THIRD ORDER OF BUSINESS – Adjournment**

The budget workshop adjourned at 9:44 pm.

*\*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 May 4, 2023.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

Title:   ☐ Secretary   ☐ Assistant Secretary

Title:   ☐ Chairman   ☐ Vice Chairman

## EXHIBIT 8

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community  
5 Development District was held on Thursday, April 6, 2023 at 6:02 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 Pellán	Board Supervisor, Chairman
11 Heidi Clawson <i>(via phone)</i>	Board Supervisor, 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 Doug Ruhlig <i>(joined in progress,</i>	
19 <i>via phone)</i>	Clubhouse Manager
20 Pete Lucadano	RedTree Landscaping
21 John Burkett	RedTree Landscaping
22 Will Butler	American Power Washing
23 Margie Kelley	Resident

24 *The following is a summary of the discussions and actions taken at the April 6, 2023 Long Lake Ranch*  
25 *CDD Board of Supervisors Regular Meeting.*

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

27 Mr. Pellán 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 There being none, the next item followed.

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

32 A. Landscaping & Irrigation

33 1. Exhibit 1: Red Tree Report

34 Mr. Burkett gave a brief overview of the landscape report for March.

35 Discussion ensued regarding spraying weed control.

36 Discussion ensued regarding the removal of Spanish moss from trees.

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

38 On a MOTION by Mr. Pellán, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved  
39 the Red Tree Top Choice ant treatment proposal, in the amount of \$4,475.00, for the Long Lake Ranch  
40 Community Development District.

Discussion ensued regarding grasses and plants throughout the company.

Discussion ensued regarding the Tuff Shed project.

B. Aquatic Services

1. Exhibit 2: Presentation of Aquatics Treatment Report

2. Exhibit 3: Consideration of GHS Environmental Big Lake – Grass Carp Stocking Proposal

On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved the GHS Environmental Big Lake Grass Carp Stocking proposal, in the amount of \$3,656.00, for the Long Lake Ranch Community Development District.

**This item, originally item D under the Sixth Order of Business, Business Items, was presented out of order.**

C. Exhibit 12: Consideration of Pressure Washing Proposal Options

1. American Power Washing

Mr. Butler presented his proposal, and discussion ensued.

2. Riptide

3. Romaner Graphics

On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the American Power Washing proposed, in the amount of \$30,000.00, for the Long Lake Ranch Community Development District.

D. District Engineer

Ms. Dobson gave an update regarding Mr. Chang's work with the county regarding the roadway. The Board directed District Counsel to follow-up with the County regarding the District's request to turn the roads in Foxtail over to the County.

E. District Counsel

Discussion ensued regarding legal fees, flat fee versus hourly.

**This item, originally item G under the Fourth Order of Business, Staff Reports, was presented out of order.**

F. District Manager

1. Exhibit 5: Presentation of Field Inspection & District Manager Report

Discussion ensued regarding irrigation specific to the enhancement plan.

Discussion ensued regarding group fitness classes.

G. Clubhouse Manager

1. Exhibit 4: Presentation of Clubhouse Manager Report – *To Be Distributed*



85 Mr. Ruhlig gave a brief overview of his report for March.

86 Discussion ensued regarding the cleaning of the restrooms.

87 Discussion ensued regarding the budget for staffing.

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

89 On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved  
90 the Vesta Summer Staffing Addendum with the increase of hours to 448 and \$1,596.00, totaling \$8,512.00,  
91 for the Long Lake Ranch Community Development District.

92 Discussion ensued regarding a resident fishing from a kayak in Fox Grape/ Pampas Grass  
93 pond 50A in violation of the District's facility policy. The Board directed District Counsel  
94 to send a cease and desist letter to the resident warning against similar future violations.  
95

96 H. District Manager

97 1. Supervisor Presentation

98 Supervisor Thompson gave an overview of his presentation.

99 Discussion ensued regarding limitations and supplies for events.

100 **FIFTH ORDER OF BUSINESS – Consent Agenda**

101 A. Exhibit 6: Consideration of Minutes of the Board of Supervisors' Meeting Held on March 2, 2023

102 B. Exhibit 7: Consideration of Unaudited February 2023 Financial Statements

103 Discussion ensued regarding reserves.

104 C. Exhibit 8: Consideration of Operation and Maintenance Expenditures for February 2023

105 Discussion ensued regarding water invoices.

106 On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved  
107 the Consent Agenda as presented, for the Long Lake Ranch Community Development District.

108 **SIXTH ORDER OF BUSINESS – Business Items**

109 I. Exhibit 9: Consideration of EGIS Volunteer Insurance

110 On a MOTION by Mr. Twomey, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board approved  
111 the EGIS Volunteer Insurance proposal as presented, for the Long Lake Ranch Community Development  
112 District.

113 J. Exhibit 10: Consideration of 813 Towing Agreement

114 On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved  
115 the 813 Towing Agreement as presented, for the Long Lake Ranch Community Development District.

116 K. Exhibit 11: Consideration of Parking Policy & Enforcement

117 Discussion ensued regarding overnight and long-term parking.

118 On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved  
119 the Parking Policy Communication, for the Long Lake Ranch Community Development District.

L. Exhibit 13: Consideration of Romaner Graphics Signage Replacement Proposal

This item was tabled to the May meeting.

**This item was presented out of order after Exhibit 17.**

M. Exhibit 14: Discussion & Consideration of Pool Construction Damage Proposal & Request

Discussion ensued regarding the offer from Mr. Zyndorf, including a sod replacement proposal and offer to pay for a portion of the sidewalk repairs. The Board noted the proposal from Mr. Zyndorf only included ¼ of the sod needed to be replaced and did not seem to reflect the debris removal needed, and no proposal for sidewalk repairs was provided. Instead, Mr. Zyndorf offered to pay only a portion of what was required to make the repairs needed. The Board determined Mr. Zyndorf's offers to be insufficient to repair the damage caused, and discussed increasing the easement access agreement deposits in the future.

On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved contracting with Red Tree and Site Masters for repairing the damaged sod and sidewalk due to the construction of the pool at 1872 Long Lake Ranch Blvd., for the Long Lake Ranch Community Development District.

N. Exhibit 15: Discussion of Approved Frontier Project ROW Permit

O. Exhibit 16: Discussion of FY 2023-2024 Budget

Discussion ensued regarding the Reserve Schedule.

The Board chose to have a budget workshop on April 27<sup>th</sup> at 6:00 PM.

P. Exhibit 17: Presentation & Review of EGIS Site Review

Q. Exhibit 18: Presentation of Approved Building Permit

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

On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved the Site Masters Concrete Slab proposal for the utility building, in the amount of \$16,420.00, for the Long Lake Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS – Supervisors Requests**

Supervisor Twomey requested that a letter be sent to homeowners explaining the increase in the Operations and Maintenance as well as the Reserves.

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

There being none, the next item followed.

**NINTH ORDER OF BUSINESS – Next Meeting Quorum Check: May 4, 6:00 PM**

All 5 Supervisors in attendance indicated that they would be able to attend the next meeting, scheduled for May 4, 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. Pellan made a motion to adjourn the meeting.

On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board adjourned the meeting at 10:23 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 May 4, 2023.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

Title:   ☐ Secretary   ☐ Assistant Secretary

Title:   ☐ Chairman   ☐ Vice Chairman

## EXHIBIT 9

# Long Lake Ranch Community Development District

Financial Statements  
(Unaudited)

Preliminary

March 31, 2023

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2022 to March 31, 2023**

	FY 2023 Month of October	FY 2023 Month of November	FY 2023 Month of December	FY 2023 Month of January	FY 2023 Month of February	FY 2023 Month of March	FY 2023 Total Actual Year-to-Date	FY 2023 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
<b>1 REVENUE</b>										
<b>2 ASSESSMENTS LEVIED</b>										
3 ASSESSMENTS LEVIED (NET ON-ROLL)	\$ -	\$ 229,807	\$ 889,661	\$ 8,664	\$ 16,938	\$ 7,064	\$ 1,152,133	\$ 1,165,951	\$ (13,818)	99%
<b>4 ADDITIONAL REVENUE</b>										
5 TENNIS	-	120	240	-	120	120	600	1,440	(840)	42%
6 ROOM RENTALS	-	125	180	-	-	180	485	150	335	323%
7 INTEREST	-	-	-	-	-	-	-	125	(125)	0%
8 ADVERTISEMENT RENTAL	800	1,600	800	800	-	800	4,800	-	4,800	
9 MISC. REVENUE	-	125	-	-	75	75	275	-	275	
10 FUND BALANCE FORWARD (removed)	-	-	-	-	-	-	-	-	-	
<b>11 TOTAL REVENUE</b>	<b>\$ 800</b>	<b>\$ 231,777</b>	<b>\$ 890,881</b>	<b>\$ 9,464</b>	<b>\$ 17,133</b>	<b>\$ 8,239</b>	<b>\$ 1,158,293</b>	<b>\$ 1,167,666</b>	<b>\$ (9,373)</b>	<b>99%</b>
<b>12 EXPENDITURES</b>										
<b>13 ADMINISTRATIVE</b>										
14 SUPERVISORS - REGULAR MEETINGS	\$ 600	\$ 800	\$ 600	\$ 600	\$ 600	\$ 400	\$ 3,600	\$ 10,000	\$ (6,400)	36%
15 SUPERVISORS - WORKSHOPS	-	-	-	-	-	600	600	2,000	(1,400)	30%
16 PAYROLL TAXES (BOS)	46	61	46	46	46	77	321	734	(413)	44%
17 PAYROLL SERVICES FEES	50	50	51	51	51	102	354	600	(246)	59%
18 DISTRICT MANAGEMENT	1,667	1,638	1,694	1,622	1,667	1,667	9,954	20,000	(10,046)	50%
19 ADMINISTRATIVE	917	917	917	917	917	917	5,500	11,000	(5,500)	50%
20 ACCOUNTING	917	917	917	917	917	917	5,500	11,000	(5,500)	50%
21 ASSESSMENT ROLL PREPERATION	417	417	417	417	417	417	2,500	5,000	(2,500)	50%
22 DISSEMINATION AGENT	3,000	-	-	-	-	-	3,000	3,000	-	100%
23 DISTRICT COUNSEL	3,092	2,892	2,243	2,825	3,116	2,578	16,745	32,000	(15,255)	52%
24 DISTRICT ENGINEER	298	968	-	425	553	425	2,668	13,500	(10,833)	20%
25 ARBITRAGE REBATE CALCULATION	-	-	500	-	-	-	500	650	(150)	77%
26 TRUSTEE FEES	4,041	-	4,041	-	-	-	8,081	15,701	(7,620)	51%
27 BANK FEES	-	-	-	-	-	-	-	150	(150)	0%
28 AUDITING	-	-	-	-	-	-	-	6,000	(6,000)	0%
29 REGULATORY PERMITS AND FEES	175	-	-	-	-	-	175	175	-	100%
30 TAX COLLECTOR/PROPERTY TAXES	-	-	225	-	-	-	225	250	(25)	90%
31 SALES TAX	189	-	-	272	-	-	461	-	461	
32 LEGAL ADVERTISING	-	-	66	66	68	133	333	1,500	(1,167)	22%
33 WEBSITE HOSTING	1,538	-	-	-	-	-	1,538	1,600	(63)	96%
<b>34 TOTAL ADMINISTRATIVE</b>	<b>16,944</b>	<b>8,659</b>	<b>11,715</b>	<b>8,156</b>	<b>8,350</b>	<b>8,231</b>	<b>62,054</b>	<b>134,860</b>	<b>(72,806)</b>	<b>46%</b>
<b>35 INSURANCE</b>										
36 GENERAL LIABILITY/PROPERTY INSURANCE	20,564	-	-	-	-	-	20,564	22,628	(2,064)	91%
<b>37 TOTAL INSURANCE</b>	<b>20,564</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20,564</b>	<b>22,628</b>	<b>(2,064)</b>	<b>91%</b>

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2022 to March 31, 2023**

	FY 2023 Month of October	FY 2023 Month of November	FY 2023 Month of December	FY 2023 Month of January	FY 2023 Month of February	FY 2023 Month of March	FY 2023 Total Actual Year-to-Date	FY 2023 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
38 <b>UTILITIES</b>										
39 UTILITIES - ELECTRICITY	3,730	3,586	3,632	5,282	4,793	4,716	25,739	90,000	(64,261)	29%
40 UTILITIES - STREETLIGHTS	10,809	10,805	10,807	11,208	9,015	5,248	57,892	150,000	(92,108)	39%
41 UTILITIES - WATER/SEWER	763	272	279	358	279	503	2,454	25,000	(22,546)	10%
42 UTILITIES - SOLID WASTE REMOVAL	174	1,426	91	88	88	87	1,955	1,716	239	114%
43 <b>TOTAL UTILITIES</b>	<b>15,476</b>	<b>16,090</b>	<b>14,809</b>	<b>16,937</b>	<b>14,174</b>	<b>10,554</b>	<b>88,040</b>	<b>266,716</b>	<b>(178,676)</b>	<b>33%</b>
44 <b>SECURITY</b>										
45 SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT)	650	(380)	-	1,198	-	-	1,468	7,600	(6,132)	19%
46 <b>TOTAL SECURITY</b>	<b>650</b>	<b>(380)</b>	<b>-</b>	<b>1,198</b>	<b>-</b>	<b>-</b>	<b>1,468</b>	<b>7,600</b>	<b>(6,132)</b>	<b>19%</b>
47 <b>COMMUNITY MAINTENANCE</b>										
48 FIELD SERVICES	421	421	421	421	421	421	2,526	5,051	(2,525)	50%
49 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	-	600	443	-	600	291	1,934	3,500	(1,566)	55%
50 AQUATIC MAINTENANCE	4,920	2,460	2,460	-	2,460	2,460	14,760	29,520	(14,760)	50%
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	13,675	13,675	13,675	13,675	13,675	13,675	82,050	183,982	(101,932)	45%
58 LANDSCAPE REPLACEMENT MULCH	-	-	-	60,000	-	-	60,000	70,000	(10,000)	86%
59 LANDSCAPE REPLACEMENT ANNUALS	7,272	-	7,272	-	-	7,272	21,816	24,000	(2,184)	91%
60 LANDSCAPE REPLACEMENT PLANTS & SHRUBS	-	-	49,142	-	2,850	-	51,992	45,000	6,992	116%
61 TREE TRIMMING & MAINTENANCE	-	675	-	-	-	-	675	16,000	(15,325)	4%
62 OTHER LANDSCAPE -FIRE ANT TREAT	-	-	-	-	-	-	-	4,500	(4,500)	0%
63 IRRIGATION REPAIRS & MAINTENANCE	-	-	-	1,443	-	311	1,753	6,000	(4,247)	29%
64 DECORATIVE LIGHT MAINTENANCE	4,000	-	-	-	-	-	4,000	9,050	(5,050)	44%
65 PRESSURE WASHING	-	-	-	-	450	-	450	30,000	(29,550)	1%
66 FIELD CONTINGENCY	1,200	-	-	-	-	1,224	2,424	22,931	(20,507)	11%
67 <b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>31,488</b>	<b>17,831</b>	<b>73,412</b>	<b>75,538</b>	<b>20,456</b>	<b>25,653</b>	<b>244,379</b>	<b>474,234</b>	<b>(229,854)</b>	<b>52%</b>
68 <b>ROAD &amp; STREET FACILITIES</b>										
69 SIDEWALK REPAIR & MAINTENANCE	-	-	-	-	-	-	-	1,000	(1,000)	0%
70 ROADWAY REPAIR & MAINTENANCE	-	-	-	-	-	-	-	1,000	(1,000)	0%
71 SIGNAGE REPAIR & REPLACEMENT	-	-	-	-	66	-	66	5,000	(4,934)	1%
72 <b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>66</b>	<b>-</b>	<b>66</b>	<b>7,000</b>	<b>(6,934)</b>	<b>1%</b>

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2022 to March 31, 2023**

	FY 2023 Month of October	FY 2023 Month of November	FY 2023 Month of December	FY 2023 Month of January	FY 2023 Month of February	FY 2023 Month of March	FY 2023 Total Actual Year-to-Date	FY 2023 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
73 AMENITY MAINTENANCE										
74 CLUBHOUSE MANAGEMENT	8,979	9,396	9,212	8,979	10,011	2,520	49,098	126,928	(77,830)	39%
75 POOL MAINTENANCE - CONTRACT	2,315	-	-	4,630	2,315	2,315	11,575	27,780	(16,205)	42%
76 DOG WASTE STATION SUPPLIES	-	-	417	417	269	-	1,102	5,460	(4,358)	20%
77 AMENITY MAINTENANCE & REPAIR	555	1,918	664	430	280	1,055	4,902	21,000	(16,098)	23%
78 OFFICE SUPPLIES	41	62	-	14	69	43	228	500	(272)	46%
79 FURNITURE REPAIR/REPLACEMENT	-	-	-	-	-	-	-	1,500	(1,500)	0%
80 POOL REPAIRS	-	135	355	690	-	(453)	727	1,500	(773)	48%
81 POOL PERMITS	-	-	-	-	-	-	-	1,000	(1,000)	0%
82 COMMUNICATIONS (TEL, FAX, INTERNET )	263	302	296	297	297	297	1,754	5,000	(3,246)	35%
83 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	-	-	-	-	-	-	-	2,000	(2,000)	0%
84 COMPUTER SUPPORT MAINTENANCE & REPAIR	-	-	-	-	132	464	596	1,000	(404)	60%
85 PLAYGROUND EQUIPMENT & MAINTENANCE	-	-	-	-	-	-	-	1,000	(1,000)	0%
86 ATHLETIC/PARK & COURT/FIELD REPAIRS	184	300	-	97	652	-	1,233	5,000	(3,767)	25%
87 PEST CONTROL	-	-	300	-	300	-	600	2,460	(1,860)	24%
88 CLUBHOUSE SUPPLIES	-	-	-	-	47	-	47	2,500	(2,453)	2%
89 <b>TOTAL PARKS AND RECREATION</b>	<b>12,337</b>	<b>12,113</b>	<b>11,243</b>	<b>15,554</b>	<b>14,372</b>	<b>6,243</b>	<b>71,862</b>	<b>204,628</b>	<b>(132,766)</b>	<b>35%</b>
90 <b>TOTAL EXPENDITURES</b>	<b>\$ 97,459</b>	<b>\$ 54,313</b>	<b>\$ 111,179</b>	<b>\$ 117,383</b>	<b>\$ 57,417</b>	<b>\$ 50,682</b>	<b>488,433</b>	<b>1,117,666</b>	<b>(629,233)</b>	<b>44%</b>
91 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(96,659)</b>	<b>177,464</b>	<b>779,702</b>	<b>(107,919)</b>	<b>(40,284)</b>	<b>(42,443)</b>	<b>669,860</b>	<b>50,000</b>	<b>619,859</b>	
92 <b>OTHER FINANCING SOURCES &amp; USES</b>										
93 TRANSFERS IN	-	-	-	-	-	-	-	-	-	
94 TRANSFERS OUT	(95,544)	-	-	-	-	-	(95,877)	(50,000)	(45,877)	
95 <b>TOTAL OTHER FINANCING RESOURCES &amp; USES</b>	<b>(95,544)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(95,877)</b>	<b>(50,000)</b>	<b>(45,877)</b>	
96 <b>NET CHANGE IN FUND BALANCE</b>	<b>\$ (192,203)</b>	<b>\$ 177,464</b>	<b>\$ 779,702</b>	<b>\$ (107,919)</b>	<b>\$ (40,284)</b>	<b>\$ (42,443)</b>	<b>\$ 573,983</b>	<b>\$ -</b>	<b>\$ 573,983</b>	



**Long Lake Ranch CDD**  
**Balance Sheet**  
**March 31, 2023**

	<b>General Fund</b>	<b>Reserve Fund</b>	<b>Debt Service 2014</b>	<b>Debt Service 2015</b>	<b>Debt Service 2016</b>	<b>TOTAL</b>
<b>1 ASSETS</b>						
2 OPERATING ACCOUNT - BU	\$ 1,144,681	\$ -	\$ -	\$ -	\$ -	\$ 1,144,681
3 MONEY MARKET ACCOUNT - BU	-	918,183	-	-	-	918,183
4 RESERVE ACCOUNT - BU	-	92,184	-	-	-	92,184
5 TRUST ACCOUNTS:						-
6 REVENUE FUND	-	-	385,218	251,041	199,439	835,698
7 RESERVE FUND	-	-	318,994	117,969	95,941	532,903
8 PREPAYMENT FUND	-	-	281	-	2,217	2,498
9 ACCOUNTS RECEIVABLE	800	-	-	-	-	800
10 ASSESSMENTS RECEIVABLE - ON ROLL	13,818	2,638	4,140	2,834	2,880	26,310
11 DUE FROM OTHER FUNDS	110,330	219,990	8,927	6,609	5,387	351,242
12 PREPAID EXPENSES	2,891	-	-	-	-	2,891
13 DEPOSITS	42,903	-	-	-	-	42,903
<b>14 TOTAL ASSETS</b>	<b>\$ 1,315,423</b>	<b>\$ 1,232,995</b>	<b>\$ 717,560</b>	<b>\$ 378,453</b>	<b>\$ 305,863</b>	<b>\$ 3,950,293</b>
<b>15 LIABILITIES</b>						
16 ACCOUNTS PAYABLE	\$ 5,235	\$ -	\$ -	\$ -	\$ -	\$ 5,235
17 SALES TAX	3	-	-	-	-	3
18 ACCRUED EXPENSES	-	-	-	-	-	-
19 DEFERRED REVENUE - ON-ROLL	13,818	2,638	4,140	2,834	2,880	26,310
20 DUE TO OTHER FUNDS	240,912	110,330	-	-	-	351,242
<b>21 TOTAL LIABILITIES</b>	<b>259,969</b>	<b>112,968</b>	<b>4,140</b>	<b>2,834</b>	<b>2,880</b>	<b>382,790</b>
<b>22 FUND BALANCE</b>						
23 NONSPENDABLE						
24 PREPAID & DEPOSITS	45,794	-	-	-	-	45,794
26 CAPITAL RESERVES	-	972,956	-	-	-	972,956
25 OPERATING CAPITAL	201,740	75,000	-	-	-	276,740
27 UNASSIGNED	807,920	72,070	713,420	375,619	302,983	2,272,013
<b>28 TOTAL FUND BALANCE</b>	<b>1,055,455</b>	<b>1,120,026</b>	<b>713,420</b>	<b>375,619</b>	<b>302,983</b>	<b>3,567,503</b>
<b>29 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 1,315,423</b>	<b>\$ 1,232,995</b>	<b>\$ 717,560</b>	<b>\$ 378,453</b>	<b>\$ 305,863</b>	<b>\$ 3,950,293</b>

**Long Lake Ranch CDD**  
**Capital Reserve Fund (CRF)**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2022 to March 31, 2023**

	<b>FY 2023 Amended Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 222,628	\$ 219,990	\$ (2,638)
3 INTEREST & MISCELLANEOUS	1,000	11,350	10,350
<b>4 TOTAL REVENUE</b>	<b>223,628</b>	<b>231,340</b>	<b>7,712</b>
<b>5 EXPENDITURES</b>			
6 CAPITAL IMPROVEMENT PLAN (CIP)	92,276	109,940	17,664
7 CONTINGENCY	9,228	3,749	(5,479)
<b>8 TOTAL EXPENDITURES</b>	<b>101,504</b>	<b>113,689</b>	<b>12,186</b>
<b>9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>122,124</b>	<b>117,650</b>	<b>(4,474)</b>
<b>10 OTHER FINANCING SOURCES &amp; USES</b>			
11 TRANSFERS IN	50,000	95,544	
12 TRANSFERS OUT	-	-	
<b>13 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>50,000</b>	<b>95,544</b>	<b>45,544</b>
14 FUND BALANCE - BEGINNING	906,832	906,832	-
15 NET CHANGE IN FUND BALANCE	172,124	213,194	41,070
<b>16 FUND BALANCE - ENDING</b>	<b>\$ 1,078,956</b>	<b>\$ 1,120,026</b>	<b>\$ 41,070</b>
<b>17 ANALYSIS OF FUND BALANCE</b>			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	972,956	972,956	
20 WORKING CAPITAL	75,000	75,000	
21 UNASSIGNED	31,000	72,070	
<b>22 FUND BALANCE - ENDING</b>	<b>\$ 1,078,956</b>	<b>\$ 1,120,026</b>	

**Long Lake Ranch CDD**  
**Debt Service Fund - Series 2014**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2022 to March 31, 2023**

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 318,994	\$ 314,854	\$ (4,140)
3 INTEREST REVENUE	-	8,248	8,248
<b>4 TOTAL REVENUE</b>	<b>318,994</b>	<b>323,101</b>	<b>4,108</b>
<b>5 EXPENDITURES</b>			
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)
<b>12 TOTAL EXPENDITURES</b>	<b>318,994</b>	<b>115,763</b>	<b>(203,231)</b>
<b>13 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>-</b>	<b>207,339</b>	<b>207,339</b>
<b>14 OTHER FINANCING SOURCES (USES)</b>			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
<b>17 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
18 FUND BALANCE - BEGINNING	506,081	506,081	-
19 NET CHANGE IN FUND BALANCE	-	207,339	207,339
<b>20 FUND BALANCE - ENDING</b>	<b>\$ 506,081</b>	<b>\$ 713,420</b>	<b>\$ 207,339</b>

**Long Lake Ranch CDD**  
**Debt Service Fund - Series 2015**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2022 to March 31, 2023**

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 233,104	\$ (2,833)
3 INTEREST REVENUE	-	6	6
<b>4 TOTAL REVENUE</b>	<b>235,938</b>	<b>233,110</b>	<b>(2,827)</b>
<b>5 EXPENDITURES</b>			
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)
<b>12 TOTAL EXPENDITURES</b>	<b>234,438</b>	<b>88,119</b>	<b>(146,319)</b>
<b>13 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>1,500</b>	<b>144,991</b>	<b>143,491</b>
<b>14 OTHER FINANCING SOURCES (USES)</b>			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
<b>17 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
18 FUND BALANCE - BEGINNING	230,628	230,628	-
19 NET CHANGE IN FUND BALANCE	1,500	144,991	143,491
<b>20 FUND BALANCE - ENDING</b>	<b>\$ 232,128</b>	<b>\$ 375,619</b>	<b>\$ 143,491</b>

**Long Lake Ranch CDD**  
**Debt Service Fund - Series 2016**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2022 to March 31, 2023**

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 192,869	\$ 189,989	\$ (2,879)
3 INTEREST REVENUE	-	1,898	1,898
<b>4 TOTAL REVENUE</b>	<b>192,869</b>	<b>191,887</b>	<b>(981)</b>
<b>5 EXPENDITURES</b>			
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
<b>13 TOTAL EXPENDITURES</b>	<b>190,569</b>	<b>78,434</b>	<b>(112,134)</b>
<b>14 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>2,300</b>	<b>113,453</b>	<b>111,153</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
<b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
19 FUND BALANCE - BEGINNING	189,530	189,530	-
20 NET CHANGE IN FUND BALANCE	2,300	113,453	111,153
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 191,830</b>	<b>\$ 302,983</b>	<b>\$ 111,153</b>

## Long Lake Ranch CDD Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
<b>09/30/2022</b>		<b>EOY Balance</b>				<b>364,594.10</b>
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: Replac		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 (F		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 Manageme		7,337.58	267,501.90
10/26/2022	100059	Kutak Rock LLP	Invoice: 3125416 (Reference: Professional Services Rendered. ) Invoice: 3125413 (Reference: P		3,091.50	264,410.40
10/26/2022	100060	Vesta Property Services	Invoice: 403571 (Reference: Monthly pool services. ) Invoice: 403621 (Reference: Oct Managen		11,710.90	252,699.50
<b>10/31/2022</b>		<b>EOM Balance</b>		<b>808.66</b>	<b>112,703.26</b>	<b>252,699.50</b>
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 (Reference		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
11/11/2022	111122ACH5	Engage PEO	BOS MTG 11/3/22		172.40	230,189.53

## Long Lake Ranch CDD Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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
<b>11/30/2022</b>	<b>EOM Balance</b>			<b>431,331.40</b>	<b>88,499.19</b>	<b>595,531.71</b>
12/02/2022			Deposit	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 perf		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	25	William Pellan	BOS MTG 12/1/22		184.70	2,011,700.11
12/09/2022			Deposit	166,117.02		2,177,817.13
12/09/2022	01ACH120922	Frontier	Phone and Internet - 11/15-12/14		100.99	2,177,716.14
12/15/2022	1466	Mike Fasano. Pasco County Tax Collector	2030 Lake Waters Place 33-26-18-0030-0P200-0000		101.36	2,177,614.78
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	2,177,522.63
12/16/2022	100081	County Sanitation	Invoice: 2C100633 (Reference: Trash Service. )		91.40	2,177,431.23
12/16/2022	100082	DPFG M&C	Invoice: 405579 (Reference: Monthly management fees. )		4,337.58	2,173,093.65
12/16/2022	100083	Kutak Rock LLP	Invoice: 3141230 (Reference: Professional legal Services Rendered. )		2,000.00	2,171,093.65
12/16/2022	100084	Fencing Life LLC	Invoice: 2209-2812-2635-1 (Reference: Fence Repair. )		29,076.76	2,142,016.89
12/19/2022	ACH121922	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 10/19-11/18/22		148.75	2,141,868.14

## Long Lake Ranch CDD Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
12/19/2022	01ACH121922	Pasco County Utilities Services Branch	0 Community Center 10/19-11/18		58.07	2,141,810.07
12/20/2022			Deposit	17,396.30		2,159,206.37
12/22/2022	100085	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90085636 (Reference: Auditing services. )		3,850.00	2,155,356.37
12/22/2022	ACH 122222	Credit Card Purchases			2,738.05	2,152,618.32
12/27/2022			Deposit	800.00		2,153,418.32
12/28/2022			Deposit	240.00		2,153,658.32
12/30/2022	ACH123022	Duke Energy	Summary Bill -11/02-12/01 2022		14,101.69	2,139,556.63
12/30/2022	100086	GHS LLC	Invoice: 2022-628 (Reference: Routine Aquatic Maintenance. )		2,460.00	2,137,096.63
12/30/2022	100087	Kutak Rock LLP	Invoice: 3156608 (Reference: Professional legal Services Rendered. ) Invoice: 3156607 (Referer		2,243.00	2,134,853.63
<b>11/30/2022</b>		<b>EOM Balance</b>		<b>1,630,586.10</b>	<b>91,264.18</b>	<b>2,134,853.63</b>
01/04/2023			Deposit	45.00		2,134,898.63
01/05/2023	1468	US Bank	Trustee Fees Series 2015 A-1 and A-2 (10/01/22- 09/30/23)		4,040.63	2,130,858.00
01/05/2023	1469	US Bank Tax distribution	Tax Collection Distribution 2014A		307,160.67	1,823,697.33
01/05/2023	1470	US Bank Tax distribution	Tax Collection Distribution 2015		227,408.75	1,596,288.58
01/05/2023	1471	US Bank Tax distribution	Tax Collection Distribution 2016		185,351.44	1,410,937.14
01/05/2023	1472	US Bank	Trustee Fees Series 2016 (12/01/22-11/30/23)		4,040.63	1,406,896.51
01/06/2023	100088	DCSI, Inc " Security & Sound"	Invoice: 30235 (Reference: Set up new desktop computer. )		500.00	1,406,396.51
01/06/2023	100089	RedTree Landscape Systems	Invoice: 12220 (Reference: landscape enhancement performed. ) Invoice: 12221 (Reference: lan		70,088.50	1,336,308.01
01/06/2023	100090	Vesta Property Services, Inc.	Invoice: 405700 (Reference: January Service Fees. )		9,395.90	1,326,912.11
01/09/2023	ACH010923	Frontier	Phone and Internet -12/15 - 01/14		195.02	1,326,717.09
01/09/2023	ACH010923	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 11/07-12/07/22		71.80	1,326,645.29
01/09/2023	100091	Florida Fountains & Equipment LLC	Invoice: 2022-3705 (Reference: Fountain maintenance. )		442.99	1,326,202.30
01/09/2023	01ACH010923	Duke Energy	000 Sunlake Blvd Lite 11/16-12/15		336.94	1,325,865.36
01/10/2023	ACH 011023	Frontier	Phone and Internet - 12/15-01/14		100.99	1,325,764.37
01/11/2023	1473	James Christopher Koford	Check # 1027 not cashed for Meeting Date 12/7/20 for James Christopher Koford.		200.00	1,325,564.37
01/11/2023	100092	Business Observer	Invoice: 22-02176P (Reference: Legal advertising- Notice of meeting. )		65.63	1,325,498.74
01/12/2023			Deposit	15,868.36		1,341,367.10
01/13/2023	100093	DPFG M&C	Invoice: 406412 (Reference: Dec Billable expenses. ) Invoice: 406487 (Reference: Monthly cont		4,364.49	1,337,002.61
01/13/2023	100094	Vesta Property Services	Invoice: 406555 (Reference: Amenity Services. )		232.77	1,336,769.84
01/13/2023	11323ACH3	Engage PEO	BOS MTG 1/05/23		142.60	1,336,627.24
01/13/2023	11323ACH1	George Smith, Jr	BOS MTG 1/05/23		184.70	1,336,442.54
01/13/2023	11323ACH3	Heidi Clawson	BOS MTG 1/05/23		184.70	1,336,257.84
01/13/2023	26	William Pellan	BOS MTG 1/05/23		184.70	1,336,073.14
01/19/2023	ACH 011923	Florida Department of Revenue	Sales Tax 4th Qt 2022		272.32	1,335,800.82
01/20/2023	1474	Mike Fasano. Pasco County Tax Collector	Negative Distribution		31.80	1,335,769.02
01/20/2023	100095	DCSI, Inc " Security & Sound"	Invoice: 30320 (Reference: Install wall mounted AV rack. )		1,198.00	1,334,571.02
01/20/2023	100096	Kutak Rock LLP	Invoice: 3168542 (Reference: Professional legal Services Rendered. ) Invoice: 3168541 (Referer		2,825.00	1,331,746.02
01/23/2023	ACH1012323	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 11/18-12/19/22		157.27	1,331,588.75
01/23/2023	ACH2012323	Pasco County Utilities Services Branch	0 Community Center 11/18 - 12/19		129.35	1,331,459.40
01/23/2023	ACH 012323	Credit Card Purchases			1,368.89	1,330,090.51
01/27/2023	100097	Business Observer	Invoice: 23-00079P (Reference: Legal advertising- Notice of meeting. )		65.63	1,330,024.88
01/27/2023	100098	Johnson Engineering, Inc.	Invoice: 37 (Reference: Professional Engineering Services. )		425.00	1,329,599.88
01/27/2023	100099	Coastal Waste & Recycling, Inc.	Invoice: SW0000247527 (Reference: Monthly waste collection. )		87.83	1,329,512.05
01/30/2023			Deposit	800.00		1,330,312.05
01/31/2023	1475	Fencing Life LLC	Reference: Fence Repair.		29,076.75	1,301,235.30
<b>01/31/2023</b>		<b>EOM Balance</b>		<b>16,713.36</b>	<b>850,331.69</b>	<b>1,301,235.30</b>
02/01/2023	ACH020123	Duke Energy	Summary Bill -12/02-01/03 2023		16,145.68	1,285,089.62
02/02/2023	100100	Vesta Property Services, Inc.	Invoice: 406662 (Reference: Amenity Management services. )		6,139.83	1,278,949.79
02/03/2023	1476	Fencing Life LLC	Reference: Fence Repair at primrose		652.09	1,278,297.70
02/06/2023	100101	RedTree Landscape Systems	Invoice: 12569 (Reference: Grounds Maintenance. )		13,675.00	1,264,622.70



## Long Lake Ranch CDD Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
02/06/2023	100102	The Lake Doctors, Inc.	Invoice: 68541B (Reference: Fountain cleaning service- Quarterly. )		600.00	1,264,022.70
02/08/2023	ACH020823	Frontier	Phone and Internet -01/15 - 02/14-23		196.25	1,263,826.45
02/08/2023	ACH020823	Duke Energy	000 Sunlake Blvd Lite 12/16/22-1/17/23		345.00	1,263,481.45
02/08/2023			Deposit	31,021.25		1,294,502.70
02/09/2023			Deposit	195.00		1,294,697.70
02/09/2023	ACH 020923	Frontier	Phone and Internet - 01/15-02/14		100.99	1,294,596.71
02/10/2023	21023ACH3	Engage PEO	BOS MTG 2/02/23		142.60	1,294,454.11
02/10/2023	21023ACH1	George Smith, Jr	BOS MTG 2/02/23		184.70	1,294,269.41
02/10/2023	21023ACH2	Heidi Clawson	BOS MTG 2/02/23		184.70	1,294,084.71
02/10/2023	27	William Pellan	BOS MTG 2/02/23		184.70	1,293,900.01
02/13/2023	ACH021323	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 12/07/22-1/06/23		71.80	1,293,828.21
02/16/2023	100103	RedTree Landscape Systems	Invoice: 12625 (Reference: landscape enhancement performed. ) Invoice: 12636 (Reference: lan		62,850.00	1,230,978.21
02/16/2023	100104	Vesta Property Services, Inc.	Invoice: 407485 (Reference: Facility maintenance. )		1,868.13	1,229,110.08
02/16/2023	100105	Vesta Property Services	Invoice: 407407 (Reference: Dec pool maintenance. )		2,315.00	1,226,795.08
02/16/2023	100106	Coastal Waste & Recycling, Inc.	Invoice: SW0000263113 (Reference: Monthly waste collection. )		87.83	1,226,707.25
02/21/2023	ACH022123	Pasco County Utilities Services Branch	0 Community Center 12/19/22-01-18-23		58.07	1,226,649.18
02/21/2023	11ACH022123	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 12/19/22- 01/18/23		148.75	1,226,500.43
02/21/2023	100107	Business Observer	Invoice: 23-00243P (Reference: Advertising Supervisors Meeting. )		67.81	1,226,432.62
02/21/2023	100108	DPFG M&C	Invoice: 407591 (Reference: Monthly contracted management fees. )		4,337.58	1,222,095.04
02/21/2023	100109	GHS LLC	Invoice: 2023-113 (Reference: Aquatic Maintenance Program. )		2,460.00	1,219,635.04
02/21/2023	100110	Vesta Property Services	Invoice: 407408 (Reference: Monthly Management Fees. ) Invoice: 407409 (Reference: Monthly		4,630.00	1,215,005.04
02/22/2023	ACH 022223	Credit Card Purchases			1,312.58	1,213,692.46
02/27/2023	100111	Home Team Pest Defense, Inc.	Invoice: 90454983 (Reference: HOA Conventional Pest Control service. )		300.00	1,213,392.46
02/27/2023	100112	Johnson Engineering, Inc.	Invoice: 38 (Reference: General Engineering services. )		552.50	1,212,839.96
02/27/2023	100113	Kutak Rock LLP	Invoice: 3182041 (Reference: Professional legal Services Rendered. ) Invoice: 3182040 (Referer		3,116.04	1,209,723.92
02/27/2023	100114	Fencing Life LLC	Invoice: 2302-2122-7014 (Reference: Fence Repair. )		3,117.13	1,206,606.79
02/27/2023	100115	GPS Pools Inc	Invoice: CR MAIN (Reference: Pool repairs and maintenance. )		689.99	1,205,916.80
<b>02/28/2023</b>	<b>EOM Balance</b>			<b>31,216.25</b>	<b>126,534.75</b>	<b>1,205,916.80</b>
03/01/2023	100116	Vesta Property Services, Inc.	1580000 Clubhouse Management - Invoice: 407625 (Reference: Amenity Management services.		6,139.83	1,199,776.97
03/02/2023	ACH030223	Duke Energy	1540000 Utilities - Electricity General, 1540010 Utilities - Streetlights - Summary Bill -01/04-02/		13,462.17	1,186,314.80
03/03/2023	100117	DCSI, Inc " Security & Sound"	1190000 Capital Improvements - Invoice: 30420 (Reference: installing new fence. )		437.50	1,185,877.30
03/03/2023	100118	PC Consultants	1580100 Computer Support & Maint - Invoice: 108050 (Reference: tech services. )		132.00	1,185,745.30
03/03/2023	100119	Fencing Life LLC	1190000 Capital Improvements - Invoice: 2302-2122-8989 (Reference: Fence Repair. )		3,117.13	1,182,628.17
03/08/2023			Deposit	325.00		1,182,953.17
03/08/2023	100120	RedTree Landscape Systems	1560100 Landscape Contract - Invoice: 12860 (Reference: Grounds Maintenance. )		13,675.00	1,169,278.17
03/08/2023	100121	Vesta Property Services, Inc.	1580005 - Pool Maintenance - Contract - Invoice: 408014 (Reference: Monthly pool Maintenance		2,315.00	1,166,963.17
03/08/2023	01ACH020823	Frontier	1580080 Communication- Internet, Cable - Phone and Internet - 02/15- 03/14		100.99	1,166,862.18
03/08/2023			Deposit	12,936.53		1,179,798.71
03/09/2023	ACH030923	Duke Energy	1540010 Utilities - Streetlights - 000 Sunlake Blvd Lite Long Lake RCH V4 SL 01/18-02/15		345.00	1,179,453.71
03/10/2023	0310ACH2	Engage PEO	1510000 Board of Supervisors, 1510010 Payroll FICA Taxes, 1510020 Payroll Service Fee - BOS		112.00	1,179,341.71
03/10/2023	0310ACH1	George Smith, Jr	1510000 Board of Supervisors - BOS MTG 3/02/23		184.70	1,179,157.01
03/10/2023	28	William Pellan	1510000 Board of Supervisors - BOS MTG 3/02/23		184.70	1,178,972.31
03/11/2023	ACH031123	Frontier	1580080 Communication- Internet, Cable - Phone and Internet -02/15 - 03/14-23		196.25	1,178,776.06
03/11/2023	01ACH031123	Frontier	1580080 Communication- Internet, Cable - Phone and Internet - 03/15- 04/14		100.99	1,178,675.07
03/13/2023	02ACH031323	Pasco County Utilities Services Branch	1540020 Utilities - Water - 18981 Long Lake Ranch Blvd 01/06-02/07		71.80	1,178,603.27
03/14/2023	100122	Business Observer	1510140 Legal Advertising - Invoice: 23-00334P (Reference: notice of board of supervisors work		65.63	1,178,537.64
03/14/2023	100123	DCSI, Inc " Security & Sound"	1190000 Capital Improvements - Invoice: 30474 (Reference: Access/ Gate Service. )		1,659.00	1,176,878.64
03/14/2023	100124	Vesta Property Services, Inc.	1580000 Clubhouse Management - Invoice: 408344 (Reference: feb fees. )		2,003.19	1,174,875.45
03/14/2023	100125	Fencing Life LLC	1580010 Clubhouse Maintenance - Invoice: 2303-0718-4844 (Reference: service call. )		420.07	1,174,455.38
03/14/2023	100126	Coastal Waste & Recycling, Inc.	1540030 Solid Waste Disposal - Invoice: SW0000275543 (Reference: monthly waste collection.		87.17	1,174,368.21

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

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
03/20/2023	27ACH032023	Pasco County Utilities Services Branch	1540020 Utilities - Water - 0 Community Center 1/18-2/16		362.88	1,174,005.33
03/20/2023	26ACH032023	Pasco County Utilities Services Branch	1540020 Utilities - Water - 18981 Long Lake Ranch Blvd 1/18-2/16		140.23	1,173,865.10
03/20/2023	100127	DPFG M&C	1510030 District Management, 1510050 Accounting Services, 1510040 Administrative Services,		4,378.36	1,169,486.74
03/20/2023	100128	GHS LLC	1560020 Aquatic Maintenance - Invoice: 2023-135 (Reference: Aquatic Maintenance Program. )		2,460.00	1,167,026.74
03/20/2023	100129	Johnson Engineering, Inc.	1510090 District Engineering Services - Invoice: 39 (Reference: General Engineering services. )		425.00	1,166,601.74
03/20/2023	100130	RedTree Landscape Systems	1560120 Landscape Replacement - Annuals, 1560180 Miscellaneous Field Expense, 1190000 Ca		14,616.00	1,151,985.74
03/20/2023	100131	Vesta Property Services	1580000 Clubhouse Management, 1580060 Pool Repair & Maint. - Invoice: WC0242 (Reference		133.85	1,151,851.89
03/20/2023			Deposit	50.00		1,151,901.89
03/20/2023			Deposit	4,166.91		1,156,068.80
03/22/2023	ACH 032223	Credit Card Purchases			1,004.24	1,155,064.56
03/30/2023	100132	Business Observer	1510140 Legal Advertising - Invoice: 23-00420P (Reference: notice of board of supervisors. )		67.81	1,154,996.75
03/31/2023	ACH033123	Duke Energy	1540000 Utilities - Electricity General, 1540010 Utilities - Streetlights - Summary Bill -02/02-03/		9,618.94	1,145,377.81
03/31/2023	0331ACH3	Engage PEO	1510005 Supervisors - Workshops, 1510010 Payroll FICA Taxes, 1510020 Payroll Service Fee -		142.60	1,145,235.21
03/31/2023	0331ACH1	George Smith, Jr	1510005 Supervisors - Workshops - BOS Workshop 3/23/23		184.70	1,145,050.51
03/31/2023	0331ACH2	Heidi Clawson	1510005 Supervisors - Workshops - BOS Workshop 3/23/23		184.70	1,144,865.81
03/31/2023	29	William Pellan	1510005 Supervisors - Workshops - BOS Workshop 3/23/23		184.70	1,144,681.11
<b>03/31/2023</b>		<b>EOM Balance</b>		<b>17,478.44</b>	<b>78,714.13</b>	<b>1,144,681.11</b>

## EXHIBIT 10



## Invoice

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

**Invoice #** 407625  
**Date** 3/1/2023  
**Terms**  
**Due Date** 3/1/2023  
**Memo** March'23 Fees

**Bill To**

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

Description	Quantity	Rate	Amount
Amenity Management Services	1	6,139.83	6,139.83
Total			\$6,139.83



duke-energy.com  
877.372.8477

## Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Feb 9, 2023  
For service Jan 4 - Feb 1  
29 days

### Billing summary

Previous Amount Due	\$16,145.68
Payment Received Feb 01	-16,145.68
Current Electric Charges	4,792.65
Current Lighting Charges	8,500.54
Taxes	168.98
<b>Total Amount Due Mar 02</b>	<b>\$13,462.17</b>

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

Collective account number **9300 0001 2497**

### 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	417.11
910089634607	2091 SERENOA DR LUTZ FL 33558	30.57
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.49
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.46
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.59

Late payments are subject to a 1.0% late charge.

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

#### Amount of automatic draft

**\$13,462.17**  
by Mar 2

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



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

Collective account number  
**9300 0001 2497**

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

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

88930000012497000660000000000000134621700013462173



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
30420	02/17/2023	\$437.50	03/04/2023	Net 15	

**P.O. NUMBER**  
10472

**SALES REP**  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
01/20/2023	<b>Access/ Gate:Service</b> Reason for call: A new fence is going to be installed and we need to pull the access control equipment off so it can be reused on the new fence.  Tech notes: 1. Cut (6) welded on maglocks off the existing fence. 2. Removed (6) armature plates off existing gates. 3. Dug up and pulled out the existing wire from the fence post so it can be replaced.	3.50	125.00	437.50

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

**\$437.50**

# PC Consultants

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

Invoice

108050

## Invoice

### Customer

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

Date **2/18/2023**  
Order No.  
Rep **Ken Johnson**  
FOB **Renewals**

Qty	Description	Unit Price	TOTAL
1	Domain Name Renewal: LongLakeRanchClub.Com Term: 1 Year Until 03/05/2024 Cost: \$30 Per Year	\$36.00	\$36.00
12	Email Essentials (5 GB/1 Box) - US Region Term: 12 Months; Type: Exchange Each email account is \$8 per month or \$96 per yr. New Email Expiration Date: 03/05/2024 <u>Manager@LongLakeRanchClub.Com</u> Created/Activated on 03/05/2019 Password: TrustMe123!	\$8.00	\$96.00
<b>FLORIDA CONSUMER CERTIFICATE OF EXEMPTION</b> <b>Certificate Number: 85-8016138207C-7</b> <b>Expires: 03/31/2023</b>			

SubTotal **\$132.00**

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 15 #VALUE!

Taxes

State

**TOTAL \$132.00**

Office Use Only

Thank You For Your Order!

Latest Technologies, Old Fashioned Service

# Invoice

2302-2122-8989

2023-02-21

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

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

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

<i>Description</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Total</i>
<u>LABOR</u> LABOR IS NOT TAXED	\$1,964.00	1.00	\$1,964.00
<u>3" BLK POST CAP</u>	\$2.75	4.00	\$11.00
<u>QUIKRETE</u>	\$21.00	1.00	\$21.00
<u>CORE DRILL RENT</u>	\$150.00	1.00	\$150.00
<u>6'X6' BLK INDUSTRIAL 3 RAIL EMILY SB PANEL</u>	\$191.21	1.00	\$191.21
<u>3"X8' BLK END POST</u>	\$81.23	4.00	\$324.92
<u>5'X6' INDUSTRIAL 3 RAIL SB GATE</u>	\$455.00	1.00	\$455.00

*Total*     \$3,117.13

**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



**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 12860**



**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

DATE  
03/01/2023

PLEASE PAY  
\$13,675.00

DUE DATE  
03/01/2023

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

**TOTAL DUE \$13,675.00**

THANK YOU.



# Invoice

Invoice # 408014  
Date 3/1/2023

Terms  
Memo Monthly Pool Maintena...

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

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

Description	Quantity	Rate	Amount	Serial/Lot Numbers
Monthly Maintenance-Long Lake Ranch Amenity Center Pool	1	1,365.00	1,365.00	
Monthly Maintenance-Foxtail Pool	1	950.00	950.00	

**Total** \$2,315.00



408014

**Your Monthly Invoice****Account Summary**

<b>New Charges Due Date</b>	<b>3/11/23</b>
Billing Date	2/15/23
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	100.99
Payments Received Thru 2/08/23	-100.99
Thank you for your payment!	
Balance Forward	.00
New Charges	100.99
<b>Total Amount Due</b>	<b>\$100.99</b>



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## WAYS TO PAY YOUR BILL



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signupforautopay](https://frontier.com/signupforautopay)



800-801-6652



MyFrontier® app



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

6790 0007 NO RP 15 02152023 NNNNNNNN 01 000253 0001

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



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LONG LAKE RANCH

Page 1 of 4

## Your Monthly Invoice

### Account Summary

New Charges Due Date	3/11/23
Billing Date	2/15/23
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	196.25
Payments Received Thru 2/08/23	-196.25
Thank you for your payment!	
Balance Forward	.00
New Charges	196.25
<b>Total Amount Due</b>	<b>\$196.25</b>



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

6790 0007 NO RP 15 02152023 NNNNNNNN 01 003678 0012

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



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RECEIVED FEB 21 2023

**Your Monthly Invoice****Account Summary**

<b>New Charges Due Date</b>	<b>4/10/23</b>
Billing Date	3/15/23
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	100.99
Payments Received Thru 3/11/23	-100.99
Thank you for your payment!	
Balance Forward	.00
New Charges	100.99
<b>Total Amount Due</b>	<b>\$100.99</b>



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signupforautopay](https://frontier.com/signupforautopay)



800-801-6652



MyFrontier® app



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

6790 0007 NO RP 15 03152023 NNNNNNNN 01 000248 0001

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



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

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

1 0 1  
10-10002

LONG LAKE RANCH CDD

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

Bill Number: 17994024

Billing Date: 2/22/2023

Billing Period: 1/6/2023 to 2/7/2023

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

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

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

Transactions

Previous Bill	71.80
Payment 02/13/23	-71.80 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Adjustments	
Fire Line/Hydrant Base Charge	71.80
<b>Total Current Transactions</b>	<b>71.80</b>
<b>TOTAL BALANCE DUE</b>	<b>\$71.80</b>

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

Please return this portion with payment

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

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

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

**Total Balance Due \$71.80**  
**Due Date 3/13/2023**

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

**The Total Due will be electronically transferred on 03/13/2023.**

LONG LAKE RANCH CDD  
C/O DPGF  
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

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 23-00334P

Date 03/10/2023

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

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

### Description

### Amount

Serial # 23-00334P  
P.O./Ref.# 00082490.DOCX/

\$65.63

**Notice of Board of Supervisors Workshop**  
**RE:** Board of Supervisors workshop on March 23, 2023 at 6:00 pm  
**Published:** 3/10/2023

### Important Message

Please include our Serial #  
on your check

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

Paid

()

**Total**

**\$65.63**

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

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

### NOTICE

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





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
30474	03/03/2023	\$1,659.00	03/18/2023	Net 15	

P.O. NUMBER  
10438

SALES REP  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
01/27/2023	<b>Access/ Gate:Service</b> Reason for call: 1/27/23 1-3PM: Start maglock reinstall. 2/2/23 3-4:30PM: Continue maglock reinstall. 2/3/23 2-5PM: Continue maglock reinstall. 2/8/23 1:30-4PM: Final maglock reinstall.  Tech notes: 1. Drilled out and reinstalled wires and maglock boxes on two gates. 2. Drilled out and reinstalled wires and maglock boxes on two more gates. 3. Mounted (3) maglocks & powered back up gates & tested. 4. Mounted (3) maglocks & powered back up gates & tested.	9	125.00	1,125.00
01/27/2023	<b>Access/ Gate:Parts</b> SL-E942F600Z Gate "Z" bracket for 600lbs maglocks	6	89.00	534.00

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

**\$1,659.00**



## Invoice

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

**Invoice #** 408344  
**Date** 2/28/2023  
**Terms**  
**Due Date** 2/28/2023  
**Memo** February '23 Fees

**Bill To**

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

Description	Quantity	Rate	Amount
Facility Attendant	1	538.89	538.89
Facility Maintenance	1	1,464.30	1,464.30

Thank you for your business.

**Total** \$2,003.19

# Invoice

2303-0718-4844

2023-03-07

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

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

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

<i>Description</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Total</i>
<u>BLK ALUMINUM RAIL END WALL MOUNTS</u>	\$2.08	3.00	\$6.24
<u>6'X6' BLK 3 RAIL EMILY PANELS</u>	\$113.83	1.00	\$113.83
<u>SERVICE CALL</u>	\$300.00	1.00	\$300.00

*Total*      \$420.07

**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!

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



# INVOICE

**Invoice** SW0000275543  
**Page** Page 1 of 1  
**Date** 03/01/2023  
**Customer** 16948  
**Site** 0  
**PO Number**  
**Due Date** 03/26/2023

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) <b>LONG LAKE RANCH CDD</b> <b>19037 LONG LAKE RANCH BLVD, LUTZ FL</b>  Serv #001 FEL MSW 1 - 6YD 1x Week				
01 - Mar	MONTHLY - WASTE COLLECTION (Mar 01/23 - Mar 31/23)		\$80.00	1.00	\$80.00
01 - Mar	ADMIN FEE - MONTHLY (Mar 01/23 - Mar 31/23)		\$3.95	1.00	\$3.95
01 - Mar	FUEL SURCHARGE				\$3.22
	SITE TOTAL				\$87.17

*Account Status*

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

<b>INVOICE TOTAL</b>	<b>\$87.17</b>
----------------------	----------------

**Invoice** SW0000275543  
**Page** Page 1 of 1  
**Date** 03/01/2023  
**Customer** 16948  
**Site** 0  
**PO Number**  
**Due Date** 03/26/2023

**Please return this portion with payment to:**

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

<b>AMOUNT REMITTED</b>	
------------------------	--

0025756SW0169480000SW0000275543000000087176



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

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

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

1 0 1  
42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: 18039825

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	1/18/2023	22252	2/16/2023	22327	29	75

Usage History

Water

Irrigation

February 2023	75
January 2023	6
December 2022	28
November 2022	6
October 2022	4
September 2022	95
August 2022	195
July 2022	127
June 2022	186
May 2022	198
April 2022	131
March 2022	14

Transactions

Previous Bill	58.07
Payment 02/21/23	-58.07 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Charges 50.0 Thousand Gals X \$3.24	162.00
Water Charges 25.0 Thousand Gals X \$6.49	162.25
<b>Total Current Transactions</b>	362.88
<b>TOTAL BALANCE DUE</b>	<b>\$362.88</b>

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

Please return this portion with payment

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

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

Account # 0928090  
Customer # 01307800

Balance Forward 0.00  
Current Transactions 362.88

**Total Balance Due \$362.88**  
**Due Date 3/20/2023**

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

**The Total Due will be electronically transferred on 03/20/2023.**

LONG LAKE RANCH CDD  
C/O DPGF  
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





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

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

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

1 0 1  
42-52316

LONG LAKE RANCH CDD

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

Bill Number: 18039830

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

Account #	Customer #
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	1/18/2023	318	2/16/2023	319	29	1

Usage History

Water

February 2023	1
January 2023	2
December 2022	3
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

Transactions

Previous Bill	148.75
Payment 02/21/23	-148.75 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	1.0 Thousand Gals X \$2.04 2.04
Sewer	
Sewer Base Charge	93.08
Sewer Charges	1.0 Thousand Gals X \$6.48 6.48
<b>Total Current Transactions</b>	140.23
<b>TOTAL BALANCE DUE</b>	<b>\$140.23</b>

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

Please return this portion with payment

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

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

Account # 0928725  
Customer # 01307800

Balance Forward 0.00  
Current Transactions 140.23

**Total Balance Due \$140.23**  
**Due Date 3/20/2023**

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

**The Total Due will be electronically transferred on 03/20/2023.**

LONG LAKE RANCH CDD  
C/O DPGF  
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





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

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

***Invoice***

**Date** 2/28/2023  
**Invoice #** 408369

**In Reference To:**  
  
**February Billable Expenses**

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

Description	Quantity	Rate	Amount
Billable Expenses			
NINA ADHAV - CAREY WESSEL			40.78
Total Billable Expenses			40.78

**Total** \$40.78



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** 3/1/2023

**Invoice #** 408436

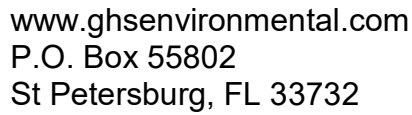
**In Reference To:**

**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
<b>Total</b>			<b>\$4,337.58</b>





Date: 3/11/2023  
Invoice #: 2023-135

Due Date	Service Date:
4/10/2023	February 2023

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	100.00%	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

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Project Manager Philip Chang

Tish Dobson

Long Lake Ranch CDD

c/o DPFG

250 International Pkwy, Suite 208

Lake Mary, FL 32746

# Invoice

March 14, 2023

Project No: 20192175-000

Invoice No: 39

FEID #59-1173834

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

**Professional Services through March 5, 2023**

Phase 01 General Engineering Services

**Professional Personnel**

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	2/13/2023	.50	170.00	85.00	
Prepare email and send to County Engineer regarding Foxtail roads;					
Chang, Philip	2/23/2023	.25	170.00	42.50	
Review proposed Frontier Fiber Optic installation plans from DM;					
Chang, Philip	2/28/2023	.75	170.00	127.50	
Follow-up with County regarding Foxtail roads;					
provide update to DM;					
Chang, Philip	3/3/2023	1.00	170.00	170.00	
Respond to DC/provide input related to proposed Frontier project;					
Contact County to request info on Frontier project;					
Totals		2.50		425.00	
<b>Total Labor</b>					<b>425.00</b>
			<b>Total this Phase</b>		<b>\$425.00</b>
			<b>Total this Invoice</b>		<b>\$425.00</b>

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 12959**



**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE  
03/14/2023

PLEASE PAY  
\$1,224.00

DUE DATE  
03/14/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per approved proposal dated 2/7/23: Sod replacement - Long Lake Ranch Blvd just before Cordgrass monument - inbound side.			
<b>Landscape Construction</b> Rip out and remove existing sod. Install (1,200) square feet of Bahia Sod. Includes all labor, materials, hauling and dumping fees.	1	1,224.00	1,224.00

**TOTAL DUE**

**\$1,224.00**

THANK YOU.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 12958**



**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE  
03/14/2023

PLEASE PAY  
\$720.00

DUE DATE  
03/14/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per approved proposal dated 1/16/23: Installation of Podocarpus on the backside of the dog park to fill in gaps.			
<b>Landscape Construction</b> Installation of (40) 3-gal Podocarpus to fill in gaps Includes all labor and materials	1	720.00	720.00

**TOTAL DUE \$720.00**

THANK YOU.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 12957**



**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE  
03/14/2023

PLEASE PAY  
\$2,400.00

DUE DATE  
03/14/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per proposal dated 3/6/23: Weather Vane Island Renovation at Silvergrass Neighborhood: Burford Hollys are in heavy decline, suggest replacing with Firebush			
<b>Landscape Construction</b> Rip out existing declining Burford Holly Install (2) yard organic soil Install (45) 3-gal Firebush Install (2) yards Hardwood Mulch Includes all labor, materials, hauling and dump fees.	1	2,400.00	2,400.00

**TOTAL DUE \$2,400.00**

THANK YOU.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 12956**



**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE  
03/14/2023

PLEASE PAY  
\$3,000.00

DUE DATE  
03/14/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per proposal dated 3/6/23: Longlake Ranch CDD at Cordgrass end caps			
<b>Landscape Construction</b> 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 Installation of (120) 1-gal Blue Daze Installation of (2) yards of coco mulch Includes all labor, material, hauling and dump fees	1	3,000.00	3,000.00

**TOTAL DUE \$3,000.00**

THANK YOU.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 12955**



**BILL TO**

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

DATE  
03/14/2023

PLEASE PAY  
\$7,272.00

DUE DATE  
03/14/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per approved proposal dated 2/23/23: Spring Seasonal Color Installation			
<b>Landscape Construction</b> Installation of (3,636) 4" annuals in all seasonal color beds. Supplemental installation of organic potting media.	3,636	2.00	7,272.00

**TOTAL DUE \$7,272.00**

THANK YOU.



## Resident Services Invoice

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

**Date** 3/1/2023  
**Invoice #** WC0242  
**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
Reimbursement Request for LLR Clubhouse Amazon Purchase Calvin Jones Amex Card in the Amount of \$98.85	1	98.85		98.85	-Not Taxable-

**Total** 98.85  
**Amount Due** \$98.85

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



WC0242





## Resident Services Invoice

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

**Date** 3/1/2023  
**Invoice #** WC0228  
**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 chlorine + acid supply line 2/3/2023 (Fox Tail Pool)	1	35.00		35.00	-Not Taxable-

**Total** 35.00  
**Amount Due** \$35.00

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



WC0228

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 23-00420P

Date 03/24/2023

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

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

### Description

### Amount

Serial # 23-00420P  
P.O./Ref.# 00082490.DOCX/

\$67.81

### Notice of Board of Supervisors

**RE:** Board of Supervisors Meeting on April 6, 2023  
**Published:** 3/24/2023

### Important Message

Please include our Serial #  
on your check

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

Paid

()

**Total**

**\$67.81**

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

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

### NOTICE

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



duke-energy.com  
877.372.8477

## Your Summary Bill

Page 1 of 10

LONG LAKE RANCH COMM DEV DIS

Bill date Mar 10, 2023

For service Feb 2 - Mar 2

29 days

### Billing summary

Previous Amount Due	\$13,462.17
Payment Received Mar 02	-13,462.17
Current Electric Charges	4,716.13
Current Lighting Charges	4,756.75
Taxes	146.06
<b>Total Amount Due Mar 31</b>	<b>\$9,618.94</b>

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

Collective account number **9300 0001 2497**

### Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.79
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	406.74
910089634607	2091 SERENOA DR LUTZ FL 33558	30.79
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.79
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.79

RECEIVED MAR 20 2023

fb.def.duke.bills.20230309211248.16.afp-1-000000008

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**

#### Amount of automatic draft

**\$9,618.94**  
by Mar 31

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

000001 000000008



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



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

8893000001249700066000000000000096189400009618945

## EXHIBIT 11



## Commercial Pool Cleaning Service

**2023-2024 Proposal**

**Long Lake Ranch Amenity Center**

**19037 Long Lake Ranch**

**Blvd, Lutz, FL 33558**

**Contact Name: Tish Dobson**

**Contact Email: [tdobson@vestapropertyservices.com](mailto:tdobson@vestapropertyservices.com)**

Thank you for giving Vesta Property Services the pleasure of providing you with a proposal for pool care. We are a professionally managed company that is ready from day one to help you maintain a clean and safe swimming environment for your residents to enjoy.

### Weekly Cleaning Service

Cleaning services will be provided **(3) days** each week **Monday-Wednesday-Friday** for the following aquatic environments:

  2  Swimming Pool(s)          Spa(s)          Kiddie(s)

- **Long Lake Ranch Amenity Center Pool - \$1,405 – Month**
- **Foxtail Pool - \$979 - Month**

**\*\*Please note that we do not service pools on Presidents Day, Christmas Day, New Year's Day, Thanksgiving Day, Day after Thanksgiving, Memorial Day, Independence Day & Labor Day\*\***

### Tasks to be Performed Each Visit

- Water Chemistry Testing
  - Free Chlorine at a minimum 1.5ppm
  - Total Alkalinity at 90ppm to 130ppm
  - Stabilizer at 40ppm to 80ppm
  - Calcium at 200ppm to 400ppm
  - PH at 7.2 to 7.6

- Maintenance of Health department required logs on-site
- Chemical Adjustments using EPA-approved, quality chemicals. Shock when required.
- Tile & Waterline Cleaning
- Pump Basket Trap / Skimmer Basket Trap Cleaning
- Step/Wall Brushing

#### **Tasks to be Performed – Each Week or As Required**

- Vacuum Pool \*Excessive debris, party clean-up or storm clean-up requiring additional vacuuming will incur extra charges\*
- Backwash/Clean Filters \* Excessive debris, party clean-up or storm clean-up requiring additional vacuuming will incur extra charges\*
- Adjust water level
- Alert management of any equipment needing repair before damage can occur.
- Alert management of any Board of Health inspection violations.

#### **Pricing – Service & Chemical Charge**

The monthly price for the Cleaning Service is **\$2,384** a month and includes the cost of the following routine chemicals: acid, chlorine, and filter powder, sodium bicarb, calcium carbonate. This price will be guaranteed for a period of one (1) year. Either party may cancel this agreement at any time with advance notice of 30 days.

**Vesta Property Services** will provide all routine chemicals needed to properly maintain the two (2) pools each visit. Specialty chemicals that are used to treat specific problems due to the location of the pool, weather, bathing load, water source, etc. will be **preapproved and will be billed separately**. Finally, since chemical usage is dependent upon the condition of the circulation, filtration, and heating equipment, it is the responsibility of **Long Lake Ranch** to maintain its equipment in compliance with Department of Health regulations.

#### **INSURANCE:**

Vesta Property Services carries Certified Pool & Spa Operator Certification, Workers Compensation Insurance & Liability Insurance.

## EXHIBIT 12



20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

## JOB ESTIMATE

TO: \_\_\_\_\_

COMPANY NAME: \_\_\_\_\_ Long Lake Ranch

DATE: \_\_\_\_\_ 4/12/23

QUOTE: \_\_\_\_\_  
Replace sidewalk sections near mailbox kiosk at amenity center - 6' x 6'(2). \$1,750.00

Thank You: Romaner Graphics



## EXHIBIT 13



20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

## JOB ESTIMATE

TO: \_\_\_\_\_  
COMPANY NAME: Long Lake Ranch  
DATE: 4/12/23

QUOTE: \_\_\_\_\_  
Mail kiosk at amenity center - pressure wash, clean gutters, fix soffit and paint. \$3,600.00

Thank You: Romaner Graphics

## EXHIBIT 14



20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

## JOB ESTIMATE

TO: \_\_\_\_\_  
COMPANY NAME: Long Lake Ranch  
DATE: 4/4/23

### QUOTE:

Name	Size	Quantity	Price
* Entry to Clubhouse Amenities	28 1/4 x 23 1/2 w	2 (NEW)	2 @ \$185 ea. = \$370.00
*Tennis Court	47 1/2 x 35 1/2 w	1 (NEW)	\$345.00
*Basketball Court	47 1/2 x 35 1/2 w	1 (NEW)	\$345.00
*Park Rules	47 1/2 x 35 1/2 w	1 (NEW)	\$345.00
*Dog Park	36 x 24 w	1 (NEW)	\$300.00
*Pool Rules (inside wall)	40 x 40	2 (NEW)	2 @ \$325 ea. = \$650.00
Dock Rules	48 x 36 w	1 (existing)	\$285.00
*Swimming Pool Rules (deck)	40 x 48	4 (NEW)	4 @ \$300 ea. = \$1,200.00
Alligator sign by the dock	18 x 12 w	1 (existing)	\$125.00
Visitor Parking Only with arrows	24 x 24	9 (existing)	9 @ \$145 ea. = \$1,305.00
US Postal Service Parking	24 x 24	1 (existing)	\$145.00
No Trespassing/Fishing/Watercraft	32 x 24	2 (existing)	2 @ \$150 ea. = \$300.00

### Other signage:

Stop sign (Clubhouse Parking Lot)	30	1	\$115.00
Crosswalk sign (Clubhouse)	U Channel, breakaway lap splice, left arrow.	1	\$345.00
Amenity Rules	40 x 48	2 (existing)	2 @ \$275 ea. = \$550.00
Fishing is for the Birds	24 x 30	1 (existing)	\$155.00
Fishing Allowed w/rt. arrow	24 x 24	1 (existing)	\$145.00

TOTAL: \$7,025.00

\* Includes typesetting and new layout.

If posts are needed, 2 1/2" aluminum with concrete - \$125.00 ea.

Thank You: Romaner Graphics

## EXHIBIT 15



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

**1-800-851-8754**  
**[www.pascovotes.gov](http://www.pascovotes.gov)**

April 26, 2023

Jackie Leger, Sr. Administrator  
Vesta Property Services  
250 International Pkwy Suite 208  
Lake Mary FL 32746

Dear Jackie Leger:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2023.

- Long Lake Ranch Community Development District 1,524

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

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302  
Central Pasco - Land O' Lakes (813) 929-2788  
West Pasco - New Port Richey (727) 847-8162

## EXHIBIT 16

## RESOLUTION 2023-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Long Lake Ranch Community Development District ("**District**") prior to June 15, 2023, proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 3, 2023

HOUR: 6:00 p.m.

LOCATION: Long Lake Ranch Amenity Center  
19037 Long Lake Ranch Blvd.  
Lutz, Florida 33558

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this



Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 4th DAY OF MAY 2023.**

ATTEST:

**LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

**Exhibit A**

**Proposed Budget**

Option 1 – Funding CIP- \$150K

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-3/2023)	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY2023-FY2024
<b>REVENUE</b>						
<b>ASSESSMENTS LEVIED:</b>						
ASSESSMENTS LEVIED (NET ON-ROLL):	\$ 1,130,879	\$ 1,287,801	\$ 1,152,133	\$ 1,165,951	\$ 1,293,074	\$ 127,123
<b>ADDITIONAL REVENUE:</b>						
TENNIS	1,257		600	1,440	1,440	-
ROOM RENTALS	335	2,710	485	150	1,000	850
INTEREST	350	260		125	125	-
ADVERTISEMENT RENTAL			4,800	-	-	-
MISC. REVENUE	8,829	42,014	275	-	-	-
FUND BALANCE FORWARD (removed)				-	-	-
<b>TOTAL REVENUE</b>	<b>1,141,650</b>	<b>1,332,786</b>	<b>1,158,293</b>	<b>1,167,666</b>	<b>1,295,639</b>	<b>127,973</b>
<b>EXPENDITURES</b>						
<b>ADMINISTRATIVE:</b>						
SUPERVISORS - REGULAR MEETINGS	9,139	9,585	3,600	10,000	9,600	(400)
SUPERVISORS - WORKSHOPS			600	2,000	800	(1,200)
PAYROLL TAXES (BOS)	459	750	321	734	734	-
PAYROLL SERVICES FEES	398	678	354	600	600	-
DISTRICT MANAGEMENT	17,458	18,448	9,954	20,000	20,000	-
ADMINISTRATIVE	6,171	3,962	5,500	11,000	11,000	-
ACCOUNTING	19,533	17,500	5,500	11,000	11,000	-
ASSESSMENT ROLL PREPERATION	8,933	3,667	2,500	5,000	5,000	-
DISSEMINATION AGENT	3,333	4,000	3,000	3,000	3,000	-
MEETING OVERAGES	-	648	-	-	-	-
DISTRICT COUNSEL	44,218	50,552	16,745	32,000	35,000	3,000
DISTRICT ENGINEER	9,275	13,521	2,668	13,500	14,000	500
ARBITRAGE REBATE CALCULATION	1,800	1,150	500	650	1,500	850
TRUSTEE FEES	10,843	11,701	8,081	15,701	15,701	-
BANK FEES	415	-	-	150	150	-
AUDITING	5,978	3,850	-	6,000	6,000	-
REGULATORY PERMITS AND FEES	275	175	175	175	175	-
PROPERTY TAXES	578	676	225	250	250	-
SALES TAX			461			-
LEGAL ADVERTISING	3,171	807	333	1,500	1,500	-
WEBSITE HOSTING	2,391	2,164	1,538	1,600	1,600	-
MISC. SERVICE	1,247			-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b>145,616</b>	<b>143,833</b>	<b>62,054</b>	<b>134,860</b>	<b>137,610</b>	<b>2,750</b>
<b>INSURANCE:</b>						
PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	18,226	18,865	20,564	22,628	27,154	4,526
<b>TOTAL INSURANCE</b>	<b>18,226</b>	<b>18,865</b>	<b>20,564</b>	<b>22,628</b>	<b>27,154</b>	<b>4,526</b>

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-3/2023)	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY2023-FY2024
42							
43	UTILITIES:						
44	UTILITIES - ELECTRICITY	38,999	77,939	25,739	90,000	90,000	-
45	UTILITIES - STREETLIGHTS	149,096	116,218	57,892	150,000	150,000	-
46	UTILITIES - WATER/SEWER	3,428	9,475	2,454	25,000	11,000	(14,000)
47	UTILITIES - RECLAIMED WATER	24,065	-	-	-	-	-
48	UTILITIES - SOLID WASTE ASSESSMENT					1,500	1,500
49	UTILITIES - SOLID WASTE REMOVAL	960	1,211	1,955	1,716	2,500	784
50	TOTAL UTILITIES	216,548	204,843	88,040	266,716	255,000	(11,716)
51							
52	SECURITY:						
53	SECURITY MONITORING SERVICES	16,448	2,349		-	-	-
54	SECURITY REPAIRS & MAINTENANCE	10,706	5,065	1,468	7,600	7,500	(100)
55	TOTAL SECURITY	27,154	7,414	1,468	7,600	7,500	(100)
56							
57	COMMUNITY MAINTENANCE						
58	FIELD SERVICES	4,167	5,000	2,526	5,051	5,051	-
59	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	1,614	600	1,934	3,500	4,000	500
60	AQUATIC MAINTENANCE	30,120	28,366	14,760	29,520	29,520	-
61	MITIGATION AREA MONITORING & MAINTENANCE	1,100	650	-	3,100	3,100	-
62	AQUATIC PLANT REPLACEMENT		1,950	-	2,500	2,750	250
63	STORMWATER SYSTEM MAINTENANCE	76		-	500	-	(500)
64	MIDGE FLY TREATMENTS			-	-	-	-
65	FISH STOCKING	6,006	1,445	-	11,100	11,100	-
66	LAKE & POND MAINTENANCE	-	-	-	2,000	20,000	18,000
67	ENTRY & WALLS MAINTENANCE	5,535	3,994	-	5,500	5,500	-
68	LANDSCAPE MAINTENANCE - CONTRACT	153,887	176,825	82,050	183,982	172,305	(11,677)
69	LANDSCAPE REPLACEMENT MULCH	25,500	56,325	60,000	70,000	70,000	-
70	LANDSCAPE REPALCEMENT ANNUALS	5,999	22,180	21,816	24,000	29,000	5,000
71	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	20,143	34,405	51,992	45,000	45,000	-
72	TREE TRIMMING & MAINTENANCE			675	16,000	16,000	-
73	OTHER LANDSCAPE -FIRE ANT TREAT	16,036		-	4,500	4,500	-
74	IRRIGATION REPAIRS & MAINTENANCE	8,752	11,528	1,753	6,000	12,000	6,000
75	DECORATIVE LIGHT MAINTENANCE	9,050	8,900	4,000	9,050	9,050	-
76	VOLUNTEER SUPPLIES					2,000	2,000
77	FIELD CONTINGENCY	27,764		2,424	22,931	22,000	(931)
78	TOTAL COMMUNITY MAINTENANCE	315,749	352,168	243,929	444,234	462,876	18,642
79							
80	ROAD & STREET FACILITIES						
81	SIDEWALK REPAIR & MAINTENANCE	4,000			1,000	1,000	-
82	ROADWAY REPAIR & MAINTENANCE	5,400	53		1,000	1,000	-
83	SIGNAGE REPAIR & REPLACEMENT	3,696	8,600		5,000	5,000	-
84	TOTAL ROAD & STREET FACILITIES	13,096	8,653	-	7,000	7,000	-

FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-3/2023)	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY2023-FY2024
101,985	112,199	49,098	126,928	129,857	2,929
15,597		11,575	27,780	28,608	828
3,564	470	968	5,460	5,460	-
6,030	18,924	4,155	21,000	21,000	-
296	1,421	185	500	1,200	700
	1,827	-	1,500	1,750	250
232		-			
12,960	2,491	667	1,500	2,000	500
560	611	-	1,000	1,000	-
6,536	3,594	1,754	5,000	5,000	-
		-	2,000	2,000	-
126		596	1,000	1,000	-
3,570	4,790	1,233	6,000	6,600	600
2,350	1,200	600	2,460	2,460	-
3,456		47	2,500	3,000	500
157,261	147,525	70,878	204,628	210,935	6,307
					-
	21,664	450	30,000	35,000	5,000
14,603	27,190	-	-	150,000	150,000
14,603	48,854	450	30,000	185,000	155,000
908,252	932,156	487,383	1,117,666	1,293,074	175,408
241,354	248,031	95,544	50,000	-	(50,000)
\$ (7,956)	\$ 152,599	\$ 575,366	\$ -	\$ 2,565	\$ 2,564
336,494	328,538	481,137	481,137	481,137	-
(7,956)	152,599	575,366	-	2,565	2,564
328,538	481,137	1,056,503	481,137	483,702	2,564
227,063	233,039	121,846	279,416	323,269	43,852
101,475	248,098	934,658	201,721	160,434	(41,287)
\$ 328,538	\$ 481,137	\$ 1,056,503	\$ 481,137	\$ 483,702	\$ 2,565

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**CAPITAL RESERVE FUND (CRF)**

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
<b>1 REVENUES</b>					
2 SPECIAL ASSESSMENTS - ON ROLL (NET)			\$ 222,628	\$ 300,000	\$ 77,372
3 INTEREST & MISCELLANEOUS			-	-	-
<b>4 TOTAL REVENUES</b>	-	-	<b>222,628</b>	<b>300,000</b>	<b>77,372</b>
<b>5 EXPENDITURES</b>					
<b>6 CLUBHOUSE</b>					
8 CLUBHOUSE METAL ROOFING					
9 INTERIOR PAINT					
10 EXTERIOR PAINT					
11 HVAC 3.0 TONS					
12 OFFICE CARPETING					
13 LIFE SAFETY SYSTEMS MODERNIZATION					
14 COMMUNITY SECURITY CAMERA SYSTEM					
15 CLUBHOUSE FURNITURE	10,344				
16 OFFICE FURNITURE					
17 OFFICE COMPUTER AND PRINTER					
18 RESTROOMS REFURBISHMENT					
19 KITCHEN CABINETS					
20 KITCHEN REFRIGERATOR AND MICROWAVE					
21 TELEVISION					
<b>22 TOTAL CLUBHOUSE</b>	<b>10,344</b>		-	-	-
<b>23 ENTRY AREAS</b>					
25 ENTRY MONUMENTS METAL ROOFING					
26 ENTRY MONUMENTS PAINTING					
27 ENTRY MONUMENTS REFURBISHMENT					
<b>28 TOTAL ENTRY AREAS</b>	-		-	-	-
<b>29 FOXTAIL POOL AREA</b>					
31 POOL PUMPS AND EQUIPMENT					
32 POOL SHOWER					
33 POOL FURNITURE					
34 POOL MARCITE					
35 POOL PAVERS					
36 POOL FENCE 6' ALUMINUM					
37 POOL AREA PAVILION METAL ROOFING					
38 POOL AREA PAVILION PAINTING					
39 TRELLIS PAINTING					
40 TRELLIS REPLACEMENT					
41 POOL CABANA METAL ROOFING					
42 POOL CABANA EXTERIOR PAINTING					
43 POOL CABANA RESTROOMS REFURBISHMENT					
<b>44 TOTAL FOXTAIL POOL AREA</b>	-		-	-	-
<b>45 GROUNDS</b>					
47 SIDEWALK REPAIR ALLOWANCE					
48 STORMWATER DRAINAGE REPAIR ALLOWANCE				30,000	30,000
49 POND BANKS EROSION CONTROL					
50 POND FOUNTAINS AND CONTROLS					
51 SECURITY REPAIRS & MAINTENANCE					
52 BRIDGE FRAME AND PILINGS					
53 BRIDGE REPAIR ALLOWANCE					
54 WELL PUMPS					
55 MAINTENANCE VEHICLE				15,000	15,000
<b>56 TOTAL GROUNDS</b>	-		-	<b>45,000</b>	<b>45,000</b>
<b>57 MAIL AREAS</b>					
59 CLUBHOUSE MAIL PAVILION METAL ROOFING					
60 CLUBHOUSE MAIL PAVILION PAINTING					
61 CLUBHOUSE MAIL PAVILION PAINTING					
62 CLUBHOUSE MAIL KIOSKS					
63 FOXTAIL MAIL PAVILION METAL ROOFING					
64 FOXTAIL MAIL PAVILION PAINTING					
65 FOXTAIL MAIL KIOSKS					
66 PRIMROSE MAIL PAVILION METAL ROOFING					
67 PRIMROSE MAIL PAVILION PAINTING					
68 PRIMROSE MAIL KIOSKS					
<b>69 TOTAL MAIL AREAS</b>	-		-	-	-

**LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
CAPITAL RESERVE FUND (CRF)**

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
70					
71					
72					
73					
74					
75					
76				20,000	20,000
77				75,000	75,000
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LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
CAPITAL RESERVE FUND (CRF)

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
139 TOTAL WALLS AND FENCING	-		-	-	-
140					
141 TOTAL EXPENDITURES	10,344	-	-	140,000	140,000
142					
143 OTHER FINANCING SOURCES & USES					
144 TRANSFER IN FROM GENERAL FUND	241,354	236,580	50,000	-	(50,000)
145 CAPITAL IMPROVEMENT PLAN (CIP)	(4,267)		(92,276)		92,276
146 CONTINGENCY	-		(9,228)		9,228
147 TOTAL OTHER FINANCING SOURCES & USES	237,087	236,580	(51,504)	-	51,504
148					
149 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 226,743	\$ 236,580	\$ 171,124	\$ 160,000	\$ (11,124)
150					
151 FUND BALANCE					
152 FUND BALANCE - BEGINNING (FY2021 AUDITED)	443,509	670,252	906,832	1,077,957	
153 NET CHANGE IN FUND BALANCE	226,743	236,580	171,124	160,000	(11,124)
154 FUND BALANCE - ENDING	\$ 670,252	\$ 906,832	\$ 1,077,957	\$ 1,237,957	\$ (11,124)

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 ADOPTED BUDGET  
CAPITAL IMPROVEMENT PLAN (CIP)**

<b>Line #</b>	<b>Priority (1-5)</b>	<b>Description</b>	<b>Budgeted</b>
<b>1</b>	<b>FY 2023</b>	<b>Project(s)</b>	
<b>2</b>		Pool Furniture (Reserve Study-2026)	20,000
<b>3</b>		Pool Project	70,000
<b>4</b>		Fencing	64,388
<b>5</b>		<b>Landscape Reinvestment Projects-2023</b>	-
<b>6</b>		LLR Blvd Island 1 (Option 1)	30,650
<b>7</b>		LLR Blvd Island 2 (Option 3)	21,626
<b>8</b>	<b>FY 2024</b>	<b>Project(s)</b>	
<b>9</b>		Pool Resurfacing	75,000
<b>10</b>		Pool Furniture	20,000
<b>11</b>		Lakeside Drainage	30,000
<b>12</b>		Utility Vehicle	15,000
<b>Total Planned Capital Projects</b>			<b><u>\$ 346,663.77</u></b>

Key	
C	Critical
E	Essential

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
1	EXPENDITURES			
2	ADMINISTRATIVE			
3	SUPERVISORS - REGULAR MEETINGS	BOARD OF SUPERVISORS (BOS)	9,600.00	PER MEETING. 4 BOARD MEMBERS @ 200 EACH (ESTIMATE 12 MEETINGS)
4	SUPERVISORS - WORKSHOPS	BOARD OF SUPERVISORS	800.00	PER MEETING. 4 BOARD MEMBERS @ 200 EACH (ESTIMATE 1 MEETING)
5	PAYROLL TAXES (BOS)	FICA & FUTA	734.40	PAYROLL TAXED AT 7.65% (Board Of Supervisors)
6	PAYROLL SERVICE FEES	INNOVATIVE	600.00	APPROXIMATES \$50 PER PAY PERIOD & YE PROCESSING OF \$50
7	DISTRICT MANAGEMENT	VESTA	20,000.00	Services include the conducting of (1) two and one-half (2.5) hour board meeting per month, (one) 1 workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management. (Vesta is proposing a 4.2% increase total CPI increase for all services in FY2023)
8	ADMINISTRATIVE	VESTA	11,000.00	Services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of the agenda
9	ACCOUNTING	VESTA	11,000.00	Services include the preparation and delivery of the District's financial statements in accordance with GASB, accounts payable and receivable functions, asset tracking , the administration of reports required by the State of Florida
10	ASSESSMENT ROLL PREPARATION	VESTA	5,000.00	Services include all functions necessary for the timely billing, collection and reporting of the District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. Inclusive of assessment roll preparation and certification to the County.
11	DISSEMINATION AGENT	VESTA	3,000.00	The consultant shall serve as the District's dissemination agent under any applicable continuing disclosure undertaking of the District, which shall include fulfilling all duties of the Dissemination Agent set forth via the Trust Indenture
12	MEETING OVERCHARGES	VARIOUS	-	Miscellaneous items for administrative - such as meeting overtime
13	DISTRICT COUNSEL	KUTAK ROCK	35,000.00	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Management throughout the year. Amount is based on current sending of the District for this service.
14	DISTRICT ENGINEER	JOHNSON ENGINEERING	14,000.00	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments throughout the year. Amount reflected is based on current spending.
15	ARBITRAGE REBATE CALCULATION	LLS TAX SOLUTIONS	1,500.00	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code. The Rebate Analyst is required to verify tha the District has not received earnings higher than the yield of the bonds.
16	TRUSTEE FEES	US BANK	15,701.00	Confirmed amount with U.S. Bank - Trustee for outstanding Series and for the oversight of the various trust accounts related to the Serieoutstanding bonds. The trustee is chosen as part of the bond issuance process.
17	BANK FEES	VARIOUS	150.00	AMOUNT IS FOR MISC ITEMS SUCH AS PRINTED CHECKS OR ANY RETURNED DEPOSITS
18	AUDITING	GRAU	6,000.00	State law requires the District to undertake an annual independent audit. The budgeted amount reflects an estimated amount as the District will need to go our for RFP
19	REGULATORY AND PERMIT FEES	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES	175.00	STATUTORILY FIXED
20	TAX COLLECTOR	PASCO COUNTY GOVERNMENT	250.00	Property tax related to 2042 Lake Waters Place and 19037 Long Lake Ranch Blvd.
21	LEGAL ADVERTISEMENTS	VARIOUS PUBLICATIONS	1,500.00	The District is required to advertise various items pursuant to Statutory requirements. The items incude meeting schedules, special meeting notices, public hearings and bidding, etc. for the District and any other statutory requirements.
22	WEBSITE HOSTING		1,600.00	Costs associated with ongoing audits and website remediation for ADA compliance
23	TOTAL ADMINISTRATIVE		137,610.40	

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
24	<b>INSURANCE</b>			
25	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	Florida Insurance Alliance (FIA)	27,153.60	The District will incur expenditures for public officials and General Liability insurance
26	<b>TOTAL INSURANCE</b>		<b>27,153.60</b>	
27	<b>UTILITIES</b>			
28	UTILITIES - ELECTRICITY	DUKE ENERGY	90,000.00	
29	UTILITIES - STREETLIGHTS	DUKE ENERGY	150,000.00	
30	UTILITIES - WATER/SEWER	PASCO COUNTY UTILITIES	11,000.00	Water and sewer services for 0 Community Center and 18981 Long Lake Ranch Blvd. (Estimates for Utilities are up 15%)
31	UTILITIES - SOLID WASTE ASSESSMENT	COUNTY SANITATION	1,500.00	
32	UTILITIES - SOLID WASTE REMOVAL	COUNTY SANITATION	2,500.00	Solid waste disposal services
33	<b>TOTAL UTILITIES</b>		<b>255,000.00</b>	
34	<b>SECURITY</b>			
35	SECURITY MONITORING SERVICES		-	Removed
36	SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT REPAIRS & MAINT, ACCESS CARDS)		7,500.00	VARIOUS REPAIRS & MAINTENANCE TO THE EXISTING HARDWARE INFRASTRUCTURE
37	<b>TOTAL SECURITY</b>		<b>7,500.00</b>	
38	<b>PHYSICAL ENVIRONMENT</b>			
39	FIELD SERVICES	VESTA	5,050.50	Services include oversight of field services maintenance, including managing vendor contracts relating to District facilities and landscape/irrigation maintenance (Vesta proposed CPI increase of 5% for Field Services)
40	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	LAKE DOCTORS	4,000.00	Equipment under agreement is (1) Vertex fountain at Borrow Lake, (1) at Pond 20, (1) at Pond 30, & (2) at Big Lake. Includes inspection of moving parts, wear and tear, filter cleaning and nozzle cleaning - \$1,920. Added additional for parts for repair if needed
41	AQUATIC MAINTENANCE	GHS ENVIRONMENTAL	29,520.00	Aquatic weed control in the 26 ponds/floodplain areas
42	MITIGATION AREA MONITORING & MAINTENANCE		3,100.00	Mitigation Maintenance & Compliance Monitoring
43	AQUATIC PLANT REPLACEMENT	GHS ENVIRONMENTAL	2,750.00	Plantings to increase the overall health of the pond while also providing for erosion stabilization
44	STORMWATER SYSTEM MAINTENANCE	MISCELLANEOUS	-	
45	MIDGE FLY TREATMENTS	GHS ENVIRONMENTAL	-	
46	FISH STOCKING	GHS ENVIRONMENTAL	11,100.00	MOSQUITO FISH STOCKING
47	LAKE & POND MAINTENANCE	MISCELLANEOUS	20,000.00	
48	ENTRY & WALLS MAINTENANCE	MISCELLANEOUS	5,500.00	

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
49	LANDSCAPE MAINTENANCE - CONTRACT	RED TREE	172,305.00	
50	LANDSCAPE REPLACEMENT MULCH	RED TREE	70,000.00	MULCH - \$30,000 PER APPLICATION FOR 800 CY. ADDITIONAL MULCH NEEDS INCREASED BY 700 CY
51	LANDSCAPE REPLACEMENT ANNUALS	RED TREE	29,000.00	
52	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	RED TREE	45,000.00	ADDITIONAL AMOUNTS APPROPRIATED FOR THE REPLACEMENT OF PLANT ASSETS
53	TREE TRIMMING & MAINTENANCE	RED TREE	16,000.00	ANNUAL TREE TRIMMING AND MAINTENANCE
54	OTHER LANDSCAPE-FIRE ANT TREAT	RED TREE	4,500.00	AS NEEDED FOR THE TREATMENT OF FIRE ANTS
55	SECURITY REPAIRS & MAINTENANCE	RED TREE	12,000.00	ESTIMATED FOR PARTS & LABOR TO REPAIR THE IRRIGATION SYSTEM
56	DECORATIVE LIGHT MAINTENANCE	TBD	9,050.00	HOLIDAY LIGHTING FOR 12 ENTRY MONUMENTS
57	VOLUNTEER SUPPLIES		2,000.00	
58	FIELD CONTINGENCY	CONTINGENCY	22,000.00	FOR MISCELLANEOUS UNBUDGETED EXPENSES
59	<b>TOTAL PHYSICAL ENVIROMENT</b>		<b>462,875.50</b>	
60	<b>ROAD &amp; STREET FACILITIES</b>			
61	SIDEWALK REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY SIDEWALK RELATED ISSUES
62	ROADWAY REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY ROADWAY ISSUES
63	SIGNAGE REPAIR & REPLACEMENT	MISCELLANEOUS	5,000.00	REPAIRS FOR ANY STREET SIGNS
64	<b>TOTAL ROAD &amp; STREET FACILITIES</b>		<b>7,000.00</b>	
65	<b>PARKS AND RECREATION</b>			
66	CLUBHOUSE MANAGEMENT	VESTA	129,856.73	Clubhouse Manager= \$76,256.73, facility attendant/janitorial= \$16,640, facility maintenance \$28,080, Summer FA/Pool Monitor \$7,280, \$1,600 for additional pool attendant hours
67	POOL MAINTENANCE - CONTRACT	VESTA	28,608.00	SERVICE TO BE PERFORMED 3X WEEKLY FOR 2 POOLS, ALL CHEMICALS ARE INCLUDED. INCLUDED IN THE VESTA CONTRACT
68	DOG WASTE STATION SUPPLIES	VESTA	5,460.00	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners.
69	MAINTENANCE REPAIR	MISCELLANEOUS	21,000.00	As needed for the repair & maintenance
70	OFFICE SUPPLIES	MISCELLANEOUS	1,200.00	Office Supplies for the facility
71	FURNITURE REPAIR/REPLACEMENT	MISCELLANEOUS	1,750.00	AS NEEDED FOR FURNITURE REPAIR & MAINTENANCE
72	POOL MAINTENANCE & REPAIRS	VESTA	2,000.00	ADDITIONAL SERVICE REPAIRS FOR THE POOLS
73	POOL PERMIT	STATE OF FLORIDA DEPARTMENT OF HEALTH	1,000.00	ESTIMATED

LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
O&M CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
74	COMMUNICATIONS (TEL, CELL, INT )	FRONTIER	5,000.00	Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Liong Lake Blvd.
75	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	AS NEEDED	2,000.00	As needed for repairs to HVAC system
76	COMPUTER SUPPORT MAINTENANCE & REPAIR	AS NEEDED	1,000.00	As needed repairs for the repairs of the computer system
77	PARK & PLAYGROUND MATINENANCE & REPAIRS	AS NEEDED	6,600.00	As needed for repairs to the athletic park
78	PEST CONTROL		2,460.00	Pursuant to contract for pest control services
79	CLUBHOUSE JANITORIAL SUPPLIES		3,000.00	
80	<b>TOTAL PARKS AND RECREATION</b>		<b>210,934.73</b>	
81	<b>PROJECT BUDGET</b>			
82	PRESSURE WASHING		35,000.00	
83	CAPITAL OUTLAY			
84	<b>TOTAL PROJECT BUDGET</b>		<b>35,000.00</b>	

**LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

O&M ADMIN BUDGET	
NET O&M ADMIN BUDGET	<b>\$164,764.00</b>
COUNTY COLLECTION COSTS	\$3,505.62
EARLY PAYMENT DISCOUNT	\$7,011.23
<b>GROSS O&amp;M ADMIN ASSESSMENT</b>	<b><u>\$175,280.85</u></b>

O&M FIELD BUDGET	
NET O&M FIELD BUDGET	<b>\$1,128,310.23</b>
COUNTY COLLECTION COSTS	\$24,006.60
EARLY PAYMENT DISCOUNT	\$48,013.20
<b>GROSS O&amp;M FIELD ASSESSMENT</b>	<b><u>\$1,200,330.03</u></b>

CAPITAL RESERVE FUND (CRF)	
NET CAPITAL RESERVE FUND	<b>\$300,000.00</b>
COUNTY COLLECTION COSTS	\$6,382.98
EARLY PAYMENT DISCOUNT	\$12,765.96
<b>GROSS CRF ASSESSMENT</b>	<b><u>\$319,148.94</u></b>

UNIT SIZE & PHASE	UNITS ASSESSED				ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2014A-1 DEBT SERVICE <sup>(1)</sup>	SERIES 2015A-1 DEBT SERVICE <sup>(1)</sup>	SERIES 2016 DEBT SERVICE <sup>(1)</sup>	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CAPITAL RESERVE	CAPITAL RESERVE PER LOT
<b>PHASES 1 &amp; 2</b>																			
TOWNHOME/ATTACHED	116	116			1.00	116.0	13.65%	\$23,920.68	\$206.21	0.85	98.6	12.03%	\$144,438.05	\$1,245.16	0.85	98.6	12.03%	\$38,403.81	\$331.07
SINGLE FAMILY 45'	86	86			1.00	86.0	10.12%	\$17,734.30	\$206.21	0.95	81.7	9.97%	\$119,681.43	\$1,391.64	0.95	81.7	9.97%	\$31,821.42	\$370.02
SINGLE FAMILY 55'	144	142			1.00	144.0	16.94%	\$29,694.64	\$206.21	1.00	144.0	17.57%	\$210,944.01	\$1,464.89	1.00	144.0	17.57%	\$56,086.71	\$389.49
SINGLE FAMILY 65'	35	35			1.00	35.0	4.12%	\$7,217.45	\$206.21	1.05	36.8	4.48%	\$53,834.67	\$1,538.13	1.05	36.8	4.48%	\$14,313.79	\$408.97
<b>PHASE 3</b>																			
TOWNHOME/ATTACHED	83		83		1.00	83.0	9.76%	\$17,115.66	\$206.21	0.85	70.6	8.61%	\$103,347.92	\$1,245.16	0.85	70.6	8.61%	\$27,478.59	\$331.07
SINGLE FAMILY 45'	28		28		1.00	28.0	3.29%	\$5,773.96	\$206.21	0.95	26.6	3.25%	\$38,966.05	\$1,391.64	0.95	26.6	3.25%	\$10,360.46	\$370.02
SINGLE FAMILY 55'	110		110		1.00	110.0	12.94%	\$22,683.40	\$206.21	1.00	110.0	13.42%	\$161,137.79	\$1,464.89	1.00	110.0	13.42%	\$42,844.01	\$389.49
SINGLE FAMILY 65'	49		49		1.00	49.0	5.76%	\$10,104.43	\$206.21	1.05	51.5	6.28%	\$75,368.54	\$1,538.13	1.05	51.5	6.28%	\$20,039.31	\$408.97
<b>PHASE 4</b>																			
SINGLE FAMILY 45'	61			60	1.00	61.0	7.18%	\$12,578.98	\$206.21	0.95	58.0	7.07%	\$84,890.32	\$1,391.64	0.95	58.0	7.07%	\$22,571.00	\$370.02
SINGLE FAMILY 55'	62			62	1.00	62.0	7.29%	\$12,785.19	\$206.21	1.00	62.0	7.57%	\$90,823.12	\$1,464.89	1.00	62.0	7.57%	\$24,148.44	\$389.49
SINGLE FAMILY 65'	76			75	1.00	76.0	8.94%	\$15,672.17	\$206.21	1.05	79.8	9.74%	\$116,898.14	\$1,538.13	1.05	79.8	9.74%	\$31,081.38	\$408.97
	<u>850</u>	<u>379</u>	<u>270</u>	<u>197</u>		<u>850.0</u>	<u>100.00%</u>	<u>\$175,280.85</u>			<u>819.4</u>	<u>100.00%</u>	<u>\$1,200,330.03</u>			<u>819.4</u>	<u>100.00%</u>	<u>\$319,148.94</u>	

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT <sup>(2)</sup>				PROPOSED TOTAL PER UNIT <sup>(3)</sup>
	TOTAL O&M & CRF PER LOT	SERIES 2014A-1 DEBT SERVICE	SERIES 2015A-1 DEBT SERVICE	SERIES 2016 DEBT SERVICE	
<b>PHASES 1 &amp; 2</b>					
TOWNHOME/ATTACHED	\$1,782.44	\$637.76			\$2,420.20
SINGLE FAMILY 45'	\$1,967.87	\$850.34			\$2,818.21
SINGLE FAMILY 55'	\$2,060.59	\$1,062.93			\$3,123.52
SINGLE FAMILY 65'	\$2,153.31	\$1,169.22			\$3,322.53
<b>PHASE 3</b>					
TOWNHOME/ATTACHED	\$1,782.44		\$637.76		\$2,420.20
SINGLE FAMILY 45'	\$1,967.87		\$850.34		\$2,818.21
SINGLE FAMILY 55'	\$2,060.59		\$1,062.93		\$3,123.52
SINGLE FAMILY 65'	\$2,153.31		\$1,169.22		\$3,322.53
<b>PHASE 4</b>					
SINGLE FAMILY 45'	\$1,967.87			\$850.04	\$2,817.91
SINGLE FAMILY 55'	\$2,060.59			\$1,062.55	\$3,123.14
SINGLE FAMILY 65'	\$2,153.31			\$1,168.80	\$3,322.11

UNIT SIZE & PHASE	FY 2023 O&M PER LOT	FY 2024 O&M PER LOT	\$ VARIANCE PER LOT	\$ VARIANCE PER MONTH
<b>PHASES 1 &amp; 2</b>				
TOWNHOME/ATTACHED	\$1,309.19	\$1,451.37	\$142.18	\$11.85
SINGLE FAMILY 45'	\$1,440.83	\$1,597.86	\$157.02	\$13.09
SINGLE FAMILY 55'	\$1,506.65	\$1,671.10	\$164.45	\$13.70
SINGLE FAMILY 65'	\$1,572.48	\$1,744.35	\$171.87	\$14.32
<b>PHASE 3</b>				
TOWNHOME/ATTACHED	\$1,309.19	\$1,451.37	\$142.18	\$11.85
SINGLE FAMILY 45'	\$1,440.83	\$1,597.86	\$157.02	\$13.09
SINGLE FAMILY 55'	\$1,506.65	\$1,671.10	\$164.45	\$13.70
SINGLE FAMILY 65'	\$1,572.48	\$1,744.35	\$171.87	\$14.32
<b>PHASE 4</b>				
SINGLE FAMILY 45'	\$1,440.83	\$1,597.86	\$157.02	\$13.09
SINGLE FAMILY 55'	\$1,506.65	\$1,671.10	\$164.45	\$13.70
SINGLE FAMILY 65'	\$1,572.48	\$1,744.35	\$171.87	\$14.32

FY 2023 CRF PER LOT	FY 2024 CRF PER LOT	\$ VARIANCE PER LOT		\$ VARIANCE PER MONTH
\$245.68	\$331.07	\$85.38		\$7.12
\$274.59	\$370.02	\$95.43		\$7.95
\$289.04	\$389.49	\$100.45		\$8.37
\$303.49	\$408.97	\$105.47		\$8.79
\$245.68	\$331.07	\$85.38		\$7.12
\$274.59	\$370.02	\$95.43		\$7.95
\$289.04	\$389.49	\$100.45		\$8.37
\$303.49	\$408.97	\$105.47		\$8.79
\$274.59	\$370.02	\$95.43		\$7.95
\$289.04	\$389.49	\$100.45		\$8.37
\$303.49	\$408.97	\$105.47		\$8.79

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

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

<sup>(3)</sup> Annual assessments that will appear on the November, 2023 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
O&M ASSESSMENT HISTORY**

**FY 2021 TO FY 2022 VARIANCE**

PHASES 1 & 2	FY 2021 O&M	FY 2022 O&M	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,254.65	\$1,434.72	\$180.07	14.4%
SINGLE FAMILY 45'	\$1,384.06	\$1,581.76	\$197.70	14.3%
SINGLE FAMILY 55'	\$1,448.77	\$1,655.28	\$206.51	14.3%
SINGLE FAMILY 65'	\$1,513.47	\$1,728.80	\$215.33	14.2%
PHASE 3				
TOWNHOME/ATTACHED	\$1,254.65	\$1,434.72	\$180.07	14.4%
SINGLE FAMILY 45'	\$1,384.06	\$1,581.76	\$197.70	14.3%
SINGLE FAMILY 55'	\$1,448.77	\$1,655.28	\$206.51	14.3%
SINGLE FAMILY 65'	\$1,513.47	\$1,728.80	\$215.33	14.2%
PHASE 4				
SINGLE FAMILY 45'	\$1,384.06	\$1,581.76	\$197.70	14.3%
SINGLE FAMILY 55'	\$1,448.77	\$1,655.28	\$206.51	14.3%
SINGLE FAMILY 65'	\$1,513.47	\$1,728.80	\$215.33	14.2%

\* FY 2021 & 2022 O&M ASSESSMENTS INCLUDED THE RESERVE

**FY 2022 TO FY 2023 VARIANCE**

PHASES 1 & 2	FY 2022 O&M	FY 2023 O&M + CRF	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,434.72	\$1,554.87	\$120.15	8.4%
SINGLE FAMILY 45'	\$1,581.76	\$1,715.42	\$133.66	8.4%
SINGLE FAMILY 55'	\$1,655.28	\$1,795.69	\$140.41	8.5%
SINGLE FAMILY 65'	\$1,728.80	\$1,875.97	\$147.16	8.5%
PHASE 3				
TOWNHOME/ATTACHED	\$1,434.72	\$1,554.87	\$120.15	8.4%
SINGLE FAMILY 45'	\$1,581.76	\$1,715.42	\$133.66	8.4%
SINGLE FAMILY 55'	\$1,655.28	\$1,795.69	\$140.41	8.5%
SINGLE FAMILY 65'	\$1,728.80	\$1,875.97	\$147.16	8.5%
PHASE 4				
SINGLE FAMILY 45'	\$1,581.76	\$1,715.42	\$133.66	8.4%
SINGLE FAMILY 55'	\$1,655.28	\$1,795.69	\$140.41	8.5%
SINGLE FAMILY 65'	\$1,728.80	\$1,875.97	\$147.16	8.5%

\* FISCAL YEAR 2023 IS FIRST YEAR WITH AN O&M AND CRF ASSESSMENT

**FY 2023 TO FY 2024 VARIANCE**

PHASES 1 & 2	FY 2023 O&M	FY 2024 O&M	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,309.19	\$1,451.37	\$142.18	10.9%
SINGLE FAMILY 45'	\$1,440.83	\$1,597.86	\$157.02	10.9%
SINGLE FAMILY 55'	\$1,506.65	\$1,671.10	\$164.45	10.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,744.35	\$171.87	10.9%
PHASE 3				
TOWNHOME/ATTACHED	\$1,309.19	\$1,451.37	\$142.18	10.9%
SINGLE FAMILY 45'	\$1,440.83	\$1,597.86	\$157.02	10.9%
SINGLE FAMILY 55'	\$1,506.65	\$1,671.10	\$164.45	10.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,744.35	\$171.87	10.9%
PHASE 4				
SINGLE FAMILY 45'	\$1,440.83	\$1,597.86	\$157.02	10.9%
SINGLE FAMILY 55'	\$1,506.65	\$1,671.10	\$164.45	10.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,744.35	\$171.87	10.9%

PHASES 1 & 2	FY 2023 CRF	FY 2024 CRF	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$245.68	\$331.07	\$85.38	34.8%
SINGLE FAMILY 45'	\$274.59	\$370.02	\$95.43	34.8%
SINGLE FAMILY 55'	\$289.04	\$389.49	\$100.45	34.8%
SINGLE FAMILY 65'	\$303.49	\$408.97	\$105.47	34.8%
PHASE 3				
TOWNHOME/ATTACHED	\$245.68	\$331.07	\$85.38	34.8%
SINGLE FAMILY 45'	\$274.59	\$370.02	\$95.43	34.8%
SINGLE FAMILY 55'	\$289.04	\$389.49	\$100.45	34.8%
SINGLE FAMILY 65'	\$303.49	\$408.97	\$105.47	34.8%
PHASE 4				
SINGLE FAMILY 45'	\$274.59	\$370.02	\$95.43	34.8%
SINGLE FAMILY 55'	\$289.04	\$389.49	\$100.45	34.8%
SINGLE FAMILY 65'	\$303.49	\$408.97	\$105.47	34.8%



**LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
DEBT SERVICE REQUIREMENTS**

	<b>Chart of Accounts</b>	<b>Series 2014A-1</b>	<b>Series 2015A-1</b>	<b>Series 2016</b>	<b>FY 2022-2023 Budget</b>
1	<b>REVENUES</b>				
2	NET SPECIAL ASSESSMENTS <sup>(1)</sup>	\$ 318,994	\$ 235,938	\$ 191,881	\$ 746,813
3					
4	<b>TOTAL REVENUES</b>	<b>318,994</b>	<b>235,938</b>	<b>191,881</b>	<b>746,813</b>
5					
6	<b>EXPENDITURES</b>				
7	DEBT SERVICE REQUIREMENT				
8	5/1/2024				
9	INTEREST	113,231	86,319	61,800	261,350
10	PRINCIPAL	90,000	65,000	65,000	220,000
11	11/1/2024				
12	INTEREST	110,700	84,369	60,500	255,569
13					
14	<b>TOTAL EXPENDITURES</b>	<b>313,931</b>	<b>235,688</b>	<b>187,300</b>	<b>736,919</b>
15					
16	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 5,063</b>	<b>\$ 250</b>	<b>\$ 4,581</b>	<b>\$ 9,894</b>

Net Debt Service Assessments	\$ 746,812.50
Pasco County Collection Costs (2%) and Early Payment Discounts (4%)	\$ 47,668.88
<b>Gross Debt Service Assessments</b>	<b>\$ 794,481.38</b>

<sup>(1)</sup> Maximum Annual Debt Service (MADS) less any prepaid assessments received.

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2014A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						3,955,000
11/1/2021		5.625%	118,153	118,153	118,153	3,955,000
5/1/2022	85,000	5.625%	118,153	203,153		3,870,000
11/1/2022	-	5.625%	115,763	115,763	318,916	3,870,000
5/1/2023	90,000	5.625%	115,763	205,763		3,780,000
11/1/2023	-	5.625%	113,231	113,231	318,994	3,780,000
5/1/2024	90,000	5.625%	113,231	203,231		3,690,000
11/1/2024	-	6.000%	110,700	110,700	313,931	3,690,000
5/1/2025	100,000	6.000%	110,700	210,700		3,590,000
11/1/2025	-	6.000%	107,700	107,700	318,400	3,590,000
5/1/2026	105,000	6.000%	107,700	212,700		3,485,000
11/1/2026	-	6.000%	104,550	104,550	317,250	3,485,000
5/1/2027	110,000	6.000%	104,550	214,550		3,375,000
11/1/2027	-	6.000%	101,250	101,250	315,800	3,375,000
5/1/2028	120,000	6.000%	101,250	221,250		3,255,000
11/1/2028	-	6.000%	97,650	97,650	318,900	3,255,000
5/1/2029	125,000	6.000%	97,650	222,650		3,130,000
11/1/2029	-	6.000%	93,900	93,900	316,550	3,130,000
5/1/2030	135,000	6.000%	93,900	228,900		2,995,000
11/1/2030	-	6.000%	89,850	89,850	318,750	2,995,000
5/1/2031	140,000	6.000%	89,850	229,850		2,855,000
11/1/2031	-	6.000%	85,650	85,650	315,500	2,855,000
5/1/2032	150,000	6.000%	85,650	235,650		2,705,000
11/1/2032	-	6.000%	81,150	81,150	316,800	2,705,000
5/1/2033	160,000	6.000%	81,150	241,150		2,545,000
11/1/2033	-	6.000%	76,350	76,350	317,500	2,545,000
5/1/2034	170,000	6.000%	76,350	246,350		2,375,000
11/1/2034	-	6.000%	71,250	71,250	317,600	2,375,000
5/1/2035	180,000	6.000%	71,250	251,250		2,195,000
11/1/2035	-	6.000%	65,850	65,850	317,100	2,195,000
5/1/2036	190,000	6.000%	65,850	255,850		2,005,000
11/1/2036	-	6.000%	60,150	60,150	316,000	2,005,000
5/1/2037	200,000	6.000%	60,150	260,150		1,805,000
11/1/2037	-	6.000%	54,150	54,150	314,300	1,805,000
5/1/2038	215,000	6.000%	54,150	269,150		1,590,000
11/1/2038	-	6.000%	47,700	47,700	316,850	1,590,000
5/1/2039	230,000	6.000%	47,700	277,700		1,360,000
11/1/2039	-	6.000%	40,800	40,800	318,500	1,360,000

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2014A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
5/1/2040	240,000	6.000%	40,800	280,800		1,120,000
11/1/2040	-	6.000%	33,600	33,600	314,400	1,120,000
5/1/2041	255,000	6.000%	33,600	288,600		865,000
11/1/2041	-	6.000%	25,950	25,950	314,550	865,000
5/1/2042	270,000	6.000%	25,950	295,950		595,000
11/1/2042	-	6.000%	17,850	17,850	313,800	595,000
5/1/2043	290,000	6.000%	17,850	307,850		305,000
11/1/2043	-	6.000%	9,150	9,150	317,000	305,000
5/1/2044	305,000	6.000%	9,150	314,150	314,150	-
<b>Total</b>	<b>\$ 3,955,000</b>		<b>\$ 3,444,694</b>	<b>\$ 7,399,694</b>	<b>\$ 7,399,694</b>	

Max Annual DS: 318,994

**Footnote:**

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

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2015A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

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

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2015A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
5/1/2040	165,000	6.250%	36,563	201,563		1,005,000
11/1/2040	-	6.250%	31,406	31,406	232,969	1,005,000
5/1/2041	175,000	6.250%	31,406	206,406		830,000
11/1/2041		6.250%	25,938	25,938	232,344	830,000
5/1/2042	190,000	6.250%	25,938	215,938		640,000
11/1/2042	-	6.250%	20,000	20,000	235,938	640,000
5/1/2043	200,000	6.250%	20,000	220,000		440,000
11/1/2043	-	6.250%	13,750	13,750	233,750	440,000
5/1/2044	215,000	6.250%	13,750	228,750		225,000
11/1/2044		6.250%	7,031	7,031	235,781	225,000
5/1/2045	225,000	6.250%	7,031	232,031	232,031	-
<b>Total</b>	<b>\$ 2,920,000</b>		<b>\$ 2,772,438</b>	<b>\$ 5,692,438</b>	<b>\$ 5,692,438</b>	

Max Annual DS: 235,938

**Footnote:**

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SECURITY REPAIRS & MAINTENANCE

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2016 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

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

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2016 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
11/1/2041		4.750%	20,069	20,069	188,581	845,000
5/1/2042	155,000	4.750%	20,069	175,069		690,000
11/1/2042	-	4.750%	16,388	16,388	191,456	690,000
5/1/2043	160,000	4.750%	16,388	176,388		530,000
11/1/2043	-	4.750%	12,588	12,588	188,975	530,000
5/1/2044	170,000	4.750%	12,588	182,588		360,000
11/1/2044		4.750%	8,550	8,550	191,138	360,000
5/1/2045	175,000	4.750%	8,550	183,550	183,550	185,000
11/1/2045		4.750%	4,394	4,394	4,394	185,000
5/1/2046	185,000	4.750%	4,394	189,394	189,394	-
<b>Total</b>	<b>\$ 2,725,000</b>		<b>\$ 1,821,425</b>	<b>\$ 4,546,425</b>	<b>\$ 4,546,425</b>	

Max Annual DS: 191,881

**Footnote:**

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

## Option 2 – Not Funding CIP



**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-3/2023)	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY2023-FY2024
<b>REVENUE</b>						
<b>ASSESSMENTS LEVIED:</b>						
ASSESSMENTS LEVIED (NET ON-ROLL):	\$ 1,130,879	\$ 1,287,801	\$ 1,152,133	\$ 1,165,951	\$ 1,143,074	\$ (22,877)
<b>ADDITIONAL REVENUE:</b>						
TENNIS	1,257		600	1,440	1,440	-
ROOM RENTALS	335	2,710	485	150	1,000	850
INTEREST	350	260		125	125	-
ADVERTISEMENT RENTAL			4,800	-	-	-
MISC. REVENUE	8,829	42,014	275	-	-	-
FUND BALANCE FORWARD (removed)				-	-	-
<b>TOTAL REVENUE</b>	<b>1,141,650</b>	<b>1,332,786</b>	<b>1,158,293</b>	<b>1,167,666</b>	<b>1,145,639</b>	<b>(22,027)</b>
<b>EXPENDITURES</b>						
<b>ADMINISTRATIVE:</b>						
SUPERVISORS - REGULAR MEETINGS	9,139	9,585	3,600	10,000	9,600	(400)
SUPERVISORS - WORKSHOPS			600	2,000	800	(1,200)
PAYROLL TAXES (BOS)	459	750	321	734	734	-
PAYROLL SERVICES FEES	398	678	354	600	600	-
DISTRICT MANAGEMENT	17,458	18,448	9,954	20,000	20,000	-
ADMINISTRATIVE	6,171	3,962	5,500	11,000	11,000	-
ACCOUNTING	19,533	17,500	5,500	11,000	11,000	-
ASSESSMENT ROLL PREPERATION	8,933	3,667	2,500	5,000	5,000	-
DISSEMINATION AGENT	3,333	4,000	3,000	3,000	3,000	-
MEETING OVERAGES	-	648	-	-	-	-
DISTRICT COUNSEL	44,218	50,552	16,745	32,000	35,000	3,000
DISTRICT ENGINEER	9,275	13,521	2,668	13,500	14,000	500
ARBITRAGE REBATE CALCULATION	1,800	1,150	500	650	1,500	850
TRUSTEE FEES	10,843	11,701	8,081	15,701	15,701	-
BANK FEES	415	-	-	150	150	-
AUDITING	5,978	3,850	-	6,000	6,000	-
REGULATORY PERMITS AND FEES	275	175	175	175	175	-
PROPERTY TAXES	578	676	225	250	250	-
SALES TAX			461			
LEGAL ADVERTISING	3,171	807	333	1,500	1,500	-
WEBSITE HOSTING	2,391	2,164	1,538	1,600	1,600	-
MISC. SERVICE	1,247			-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b>145,616</b>	<b>143,833</b>	<b>62,054</b>	<b>134,860</b>	<b>137,610</b>	<b>2,750</b>
<b>INSURANCE:</b>						
PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	18,226	18,865	20,564	22,628	27,154	4,526
<b>TOTAL INSURANCE</b>	<b>18,226</b>	<b>18,865</b>	<b>20,564</b>	<b>22,628</b>	<b>27,154</b>	<b>4,526</b>

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-3/2023)	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY2023-FY2024
42							
43	UTILITIES:						
44	UTILITIES - ELECTRICITY	38,999	77,939	25,739	90,000	90,000	-
45	UTILITIES - STREETLIGHTS	149,096	116,218	57,892	150,000	150,000	
46	UTILITIES - WATER/SEWER	3,428	9,475	2,454	25,000	11,000	(14,000)
47	UTILITIES - RECLAIMED WATER	24,065	-	-	-	-	-
48	UTILITIES - SOLID WASTE ASSESSMENT					1,500	1,500
49	UTILITIES - SOLID WASTE REMOVAL	960	1,211	1,955	1,716	2,500	784
50	TOTAL UTILITIES	216,548	204,843	88,040	266,716	255,000	(11,716)
51							
52	SECURITY:						
53	SECURITY MONITORING SERVICES	16,448	2,349		-	-	-
54	SECURITY REPAIRS & MAINTENANCE	10,706	5,065	1,468	7,600	7,500	(100)
55	TOTAL SECURITY	27,154	7,414	1,468	7,600	7,500	(100)
56							
57	COMMUNITY MAINTENANCE						
58	FIELD SERVICES	4,167	5,000	2,526	5,051	5,051	-
59	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	1,614	600	1,934	3,500	4,000	500
60	AQUATIC MAINTENANCE	30,120	28,366	14,760	29,520	29,520	-
61	MITIGATION AREA MONITORING & MAINTENANCE	1,100	650	-	3,100	3,100	-
62	AQUATIC PLANT REPLACEMENT		1,950	-	2,500	2,750	250
63	STORMWATER SYSTEM MAINTENANCE	76		-	500	-	(500)
64	MIDGE FLY TREATMENTS			-	-	-	-
65	FISH STOCKING	6,006	1,445	-	11,100	11,100	-
66	LAKE & POND MAINTENANCE	-	-	-	2,000	20,000	18,000
67	ENTRY & WALLS MAINTENANCE	5,535	3,994	-	5,500	5,500	-
68	LANDSCAPE MAINTENANCE - CONTRACT	153,887	176,825	82,050	183,982	172,305	(11,677)
69	LANDSCAPE REPLACEMENT MULCH	25,500	56,325	60,000	70,000	70,000	-
70	LANDSCAPE REPALCEMENT ANNUALS	5,999	22,180	21,816	24,000	29,000	5,000
71	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	20,143	34,405	51,992	45,000	45,000	-
72	TREE TRIMMING & MAINTENANCE			675	16,000	16,000	-
73	OTHER LANDSCAPE -FIRE ANT TREAT	16,036		-	4,500	4,500	-
74	IRRIGATION REPAIRS & MAINTENANCE	8,752	11,528	1,753	6,000	12,000	6,000
75	DECORATIVE LIGHT MAINTENANCE	9,050	8,900	4,000	9,050	9,050	-
76	VOLUNTEER SUPPLIES					2,000	2,000
77	FIELD CONTINGENCY	27,764		2,424	22,931	22,000	(931)
78	TOTAL COMMUNITY MAINTENANCE	315,749	352,168	243,929	444,234	462,876	18,642
79							
80	ROAD & STREET FACILITIES						
81	SIDEWALK REPAIR & MAINTENANCE	4,000			1,000	1,000	-
82	ROADWAY REPAIR & MAINTENANCE	5,400	53		1,000	1,000	-
83	SIGNAGE REPAIR & REPLACEMENT	3,696	8,600		5,000	5,000	-
84	TOTAL ROAD & STREET FACILITIES	13,096	8,653	-	7,000	7,000	-

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-3/2023)	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY2023-FY2024
85							
86	AMENITY MAINTENANCE						
87	CLUBHOUSE MANAGEMENT	101,985	112,199	49,098	126,928	129,857	2,929
88	POOL MAINTENANCE - CONTRACT	15,597		11,575	27,780	28,608	828
89	DOG WASTE STATION SUPPLIES	3,564	470	968	5,460	5,460	-
90	AMENITY MAINTENANCE & REPAIR	6,030	18,924	4,155	21,000	21,000	-
91	OFFICE SUPPLIES	296	1,421	185	500	1,200	700
92	FURNITURE REPAIR/REPLACEMENT		1,827	-	1,500	1,750	250
93	CLUBHOUSE CLEANING	232		-			
94	POOL REPAIRS	12,960	2,491	667	1,500	2,000	500
95	POOL PERMITS	560	611	-	1,000	1,000	-
96	COMMUNICATIONS (TEL, FAX, INTERNET )	6,536	3,594	1,754	5,000	5,000	-
97	FACILITY A/C & HEATING MAINTENANCE & REPAIRS			-	2,000	2,000	-
98	COMPUTER SUPPORT MAINTENANCE & REPAIR	126		596	1,000	1,000	-
99	PARK & PLAYGROUND MAINTENANCE & REPAIRS	3,570	4,790	1,233	6,000	6,600	600
100	PEST CONTROL	2,350	1,200	600	2,460	2,460	-
101	CLUBHOUSE JANITORIAL SUPPLIES	3,456		47	2,500	3,000	500
102	TOTAL AMENITY MAINTENANCE	157,261	147,525	70,878	204,628	210,935	6,307
103							-
104	PROJECT BUDGET						
105	PRESSURE WASHING		21,664	450	30,000	35,000	5,000
106	CAPITAL OUTLAY	14,603	27,190	-	-	-	-
107	TOTAL PROJECT BUDGET	14,603	48,854	450	30,000	35,000	5,000
108							
109	TOTAL EXPENDITURES	908,252	932,156	487,383	1,117,666	1,143,074	25,408
110							
111	OTHER FINANCING USES - TRANSFER TO RESERVES	241,354	248,031	95,544	50,000	-	(50,000)
112							
113	EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES	\$ (7,956)	\$ 152,599	\$ 575,366	\$ -	\$ 2,565	\$ 2,564
114							
115	FUND BALANCE						
116	FUND BALANCE - BEGINNING (FY2021 AUDITED)	336,494	328,538	481,137	481,137	481,137	-
117	NET CHANGE IN FUND BALANCE	(7,956)	152,599	575,366	-	2,565	2,564
118	FUND BALANCE - ENDING	\$ 328,538	\$ 481,137	\$ 1,056,503	\$ 481,137	\$ 483,702	\$ 2,564
119							
120	ANALYSIS OF FUND BALANCE						
121	ASSIGNED FOR OPERATING CAPITAL - 3 MONTHS	227,063	233,039	121,846	279,416	285,769	6,352
122	UNASSIGNED	101,475	248,098	934,658	201,721	197,934	(3,787)
123	FUND BALANCE - ENDING	\$ 328,538	\$ 481,137	\$ 1,056,503	\$ 481,137	\$ 483,702	\$ 2,565

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**CAPITAL RESERVE FUND (CRF)**

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
<b>1 REVENUES</b>					
2 SPECIAL ASSESSMENTS - ON ROLL (NET)			\$ 222,628	\$ 300,000	\$ 77,372
3 INTEREST & MISCELLANEOUS			-	-	-
<b>4 TOTAL REVENUES</b>	-	-	222,628	300,000	77,372
<b>5 EXPENDITURES</b>					
<b>6 CLUBHOUSE</b>					
7 CLUBHOUSE METAL ROOFING					
8 INTERIOR PAINT					
9 EXTERIOR PAINT					
10 HVAC 3.0 TONS					
11 OFFICE CARPETING					
12 LIFE SAFETY SYSTEMS MODERNIZATION					
13 COMMUNITY SECURITY CAMERA SYSTEM					
14 CLUBHOUSE FURNITURE	10,344				
15 OFFICE FURNITURE					
16 OFFICE COMPUTER AND PRINTER					
17 RESTROOMS REFURBISHMENT					
18 KITCHEN CABINETS					
19 KITCHEN REFRIGERATOR AND MICROWAVE					
20 TELEVISION					
<b>22 TOTAL CLUBHOUSE</b>	10,344		-	-	-
<b>24 ENTRY AREAS</b>					
25 ENTRY MONUMENTS METAL ROOFING					
26 ENTRY MONUMENTS PAINTING					
27 ENTRY MONUMENTS REFURBISHMENT					
<b>28 TOTAL ENTRY AREAS</b>	-		-	-	-
<b>30 FOXTAIL POOL AREA</b>					
31 POOL PUMPS AND EQUIPMENT					
32 POOL SHOWER					
33 POOL FURNITURE					
34 POOL MARCITE					
35 POOL PAVERS					
36 POOL FENCE 6' ALUMINUM					
37 POOL AREA PAVILION METAL ROOFING					
38 POOL AREA PAVILION PAINTING					
39 TRELLIS PAINTING					
40 TRELLIS REPLACEMENT					
41 POOL CABANA METAL ROOFING					
42 POOL CABANA EXTERIOR PAINTING					
43 POOL CABANA RESTROOMS REFURBISHMENT					
<b>44 TOTAL FOXTAIL POOL AREA</b>	-		-	-	-
<b>46 GROUNDS</b>					
47 SIDEWALK REPAIR ALLOWANCE					
48 STORMWATER DRAINAGE REPAIR ALLOWANCE				30,000	30,000
49 POND BANKS EROSION CONTROL					
50 POND FOUNTAINS AND CONTROLS					
51 SECURITY REPAIRS & MAINTENANCE					
52 BRIDGE FRAME AND PILINGS					
53 BRIDGE REPAIR ALLOWANCE					
54 WELL PUMPS					
55 MAINTENANCE VEHICLE				15,000	15,000
<b>56 TOTAL GROUNDS</b>	-		-	45,000	45,000
<b>58 MAIL AREAS</b>					
59 CLUBHOUSE MAIL PAVILION METAL ROOFING					
60 CLUBHOUSE MAIL PAVILION PAINTING					
61 CLUBHOUSE MAIL PAVILION PAINTING					
62 CLUBHOUSE MAIL KIOSKS					
63 FOXTAIL MAIL PAVILION METAL ROOFING					
64 FOXTAIL MAIL PAVILION PAINTING					
65 FOXTAIL MAIL KIOSKS					
66 PRIMROSE MAIL PAVILION METAL ROOFING					
67 PRIMROSE MAIL PAVILION PAINTING					
68 PRIMROSE MAIL KIOSKS					
<b>69 TOTAL MAIL AREAS</b>	-		-	-	-

**LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
CAPITAL RESERVE FUND (CRF)**

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
70					
71					
72					
73					
74					
75					
76				20,000	20,000
77				75,000	75,000
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LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
CAPITAL RESERVE FUND (CRF)

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
139 <b>TOTAL WALLS AND FENCING</b>	-		-	-	-
140					
141 <b>TOTAL EXPENDITURES</b>	<b>10,344</b>	<b>-</b>	<b>-</b>	<b>140,000</b>	<b>140,000</b>
142					
143 <b>OTHER FINANCING SOURCES &amp; USES</b>					
144     TRANSFER IN FROM GENERAL FUND	241,354	236,580	50,000	-	(50,000)
145     CAPITAL IMPROVEMENT PLAN (CIP)	(4,267)		(92,276)		92,276
146     CONTINGENCY	-		(9,228)		9,228
147 <b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>237,087</b>	<b>236,580</b>	<b>(51,504)</b>	<b>-</b>	<b>51,504</b>
148					
149 <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 226,743</b>	<b>\$ 236,580</b>	<b>\$ 171,124</b>	<b>\$ 160,000</b>	<b>\$ (11,124)</b>
150					
151 <b>FUND BALANCE</b>					
152     FUND BALANCE - BEGINNING (FY2021 AUDITED)	443,509	670,252	906,832	1,077,957	
153     NET CHANGE IN FUND BALANCE	226,743	236,580	171,124	160,000	(11,124)
154 <b>FUND BALANCE - ENDING</b>	<b>\$ 670,252</b>	<b>\$ 906,832</b>	<b>\$ 1,077,957</b>	<b>\$ 1,237,957</b>	<b>\$ (11,124)</b>

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 ADOPTED BUDGET  
CAPITAL IMPROVEMENT PLAN (CIP)**

<b>Line #</b>	<b>Priority (1-5)</b>	<b>Description</b>	<b>Budgeted</b>
<b>1</b>	<b>FY 2023</b>	<b>Project(s)</b>	
<b>2</b>		Pool Furniture (Reserve Study-2026)	20,000
<b>3</b>		Pool Project	70,000
<b>4</b>		Fencing	64,388
<b>5</b>		<b>Landscape Reinvestment Projects-2023</b>	-
<b>6</b>		LLR Blvd Island 1 (Option 1)	30,650
<b>7</b>		LLR Blvd Island 2 (Option 3)	21,626
<b>8</b>	<b>FY 2024</b>	<b>Project(s)</b>	
<b>9</b>		Pool Resurfacing	75,000
<b>10</b>		Pool Furniture	20,000
<b>11</b>		Lakeside Drainage	30,000
<b>12</b>		Utility Vehicle	15,000
<b>Total Planned Capital Projects</b>			<b><u>\$ 346,663.77</u></b>

Key	
C	Critical
E	Essential

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
1	EXPENDITURES			
2	ADMINISTRATIVE			
3	SUPERVISORS - REGULAR MEETINGS	BOARD OF SUPERVISORS (BOS)	9,600.00	PER MEETING. 4 BOARD MEMBERS @ 200 EACH (ESTIMATE 12 MEETINGS)
4	SUPERVISORS - WORKSHOPS	BOARD OF SUPERVISORS	800.00	PER MEETING. 4 BOARD MEMBERS @ 200 EACH (ESTIMATE 1 MEETING)
5	PAYROLL TAXES (BOS)	FICA & FUTA	734.40	PAYROLL TAXED AT 7.65% (Board Of Supervisors)
6	PAYROLL SERVICE FEES	INNOVATIVE	600.00	APPROXIMATES \$50 PER PAY PERIOD & YE PROCESSING OF \$50
7	DISTRICT MANAGEMENT	VESTA	20,000.00	Services include the conducting of (1) two and one-half (2.5) hour board meeting per month, (one) 1 workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management. (Vesta is proposing a 4.2% increase total CPI increase for all services in FY2023)
8	ADMINISTRATIVE	VESTA	11,000.00	Services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of the agenda
9	ACCOUNTING	VESTA	11,000.00	Services include the preparation and delivery of the District's financial statements in accordance with GASB, accounts payable and receivable functions, asset tracking , the administration of reports required by the State of Florida
10	ASSESSMENT ROLL PREPARATION	VESTA	5,000.00	Services include all functions necessary for the timely billing, collection and reporting of the District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. Inclusive of assessment roll preparation and certification to the County.
11	DISSEMINATION AGENT	VESTA	3,000.00	The consultant shall serve as the District's dissemination agent under any applicable continuing disclosure undertaking of the District, which shall include fulfilling all duties of the Dissemination Agent set forth via the Trust Indenture
12	MEETING OVERCHARGES	VARIOUS	-	Miscellaneous items for administrative - such as meeting overtime
13	DISTRICT COUNSEL	KUTAK ROCK	35,000.00	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Management throughout the year. Amount is based on current sending of the District for this service.
14	DISTRICT ENGINEER	JOHNSON ENGINEERING	14,000.00	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments throughout the year. Amount reflected is based on current spending.
15	ARBITRAGE REBATE CALCULATION	LLS TAX SOLUTIONS	1,500.00	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code. The Rebate Analyst is required to verify tha the District has not received earnings higher than the yield of the bonds.
16	TRUSTEE FEES	US BANK	15,701.00	Confirmed amount with U.S. Bank - Trustee for outstanding Series and for the oversight of the various trust accounts related to the Serieoutstanding bonds. The trustee is chosen as part of the bond issuance process.
17	BANK FEES	VARIOUS	150.00	AMOUNT IS FOR MISC ITEMS SUCH AS PRINTED CHECKS OR ANY RETURNED DEPOSITS
18	AUDITING	GRAU	6,000.00	State law requires the District to undertake an annual independent audit. The budgeted amount reflects an estimated amount as the District will need to go our for RFP
19	REGULATORY AND PERMIT FEES	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES	175.00	STATUTORILY FIXED
20	TAX COLLECTOR	PASCO COUNTY GOVERNMENT	250.00	Property tax related to 2042 Lake Waters Place and 19037 Long Lake Ranch Blvd.
21	LEGAL ADVERTISEMENTS	VARIOUS PUBLICATIONS	1,500.00	The District is required to advertise various items pursuant to Statutory requirements. The items incude meeting schedules, special meeting notices, public hearings and bidding, etc. for the District and any other statutory requirements.
22	WEBSITE HOSTING		1,600.00	Costs associated with ongoing audits and website remediation for ADA compliance
23	TOTAL ADMINISTRATIVE		137,610.40	



**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
24	<b>INSURANCE</b>			
25	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	Florida Insurance Alliance (FIA)	27,153.60	The District will incur expenditures for public officials and General Liability insurance
26	<b>TOTAL INSURANCE</b>		<b>27,153.60</b>	
27	<b>UTILITIES</b>			
28	UTILITIES - ELECTRICITY	DUKE ENERGY	90,000.00	
29	UTILITIES - STREETLIGHTS	DUKE ENERGY	150,000.00	
30	UTILITIES - WATER/SEWER	PASCO COUNTY UTILITIES	11,000.00	Water and sewer services for 0 Community Center and 18981 Long Lake Ranch Blvd. (Estimates for Utilities are up 15%)
31	UTILITIES - SOLID WASTE ASSESSMENT	COUNTY SANITATION	1,500.00	
32	UTILITIES - SOLID WASTE REMOVAL	COUNTY SANITATION	2,500.00	Solid waste disposal services
33	<b>TOTAL UTILITIES</b>		<b>255,000.00</b>	
34	<b>SECURITY</b>			
35	SECURITY MONITORING SERVICES		-	Removed
36	SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT REPAIRS & MAINT, ACCESS CARDS)		7,500.00	VARIOUS REPAIRS & MAINTENANCE TO THE EXISTING HARDWARE INFRASTRUCTURE
37	<b>TOTAL SECURITY</b>		<b>7,500.00</b>	
38	<b>PHYSICAL ENVIRONMENT</b>			
39	FIELD SERVICES	VESTA	5,050.50	Services include oversight of field services maintenance, including managing vendor contracts relating to District facilities and landscape/irrigation maintenance (Vesta proposed CPI increase of 5% for Field Services)
40	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	LAKE DOCTORS	4,000.00	Equipment under agreement is (1) Vertex fountain at Borrow Lake, (1) at Pond 20, (1) at Pond 30, & (2) at Big Lake. Includes inspection of moving parts, wear and tear, filter cleaning and nozzle cleaning - \$1,920. Added additional for parts for repair if needed
41	AQUATIC MAINTENANCE	GHS ENVIRONMENTAL	29,520.00	Aquatic weed control in the 26 ponds/floodplain areas
42	MITIGATION AREA MONITORING & MAINTENANCE		3,100.00	Mitigation Maintenance & Compliance Monitoring
43	AQUATIC PLANT REPLACEMENT	GHS ENVIRONMENTAL	2,750.00	Plantings to increase the overall health of the pond while also providing for erosion stabilization
44	STORMWATER SYSTEM MAINTENANCE	MISCELLANEOUS	-	
45	MIDGE FLY TREATMENTS	GHS ENVIRONMENTAL	-	
46	FISH STOCKING	GHS ENVIRONMENTAL	11,100.00	MOSQUITO FISH STOCKING
47	LAKE & POND MAINTENANCE	MISCELLANEOUS	20,000.00	
48	ENTRY & WALLS MAINTENANCE	MISCELLANEOUS	5,500.00	

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
49	LANDSCAPE MAINTENANCE - CONTRACT	RED TREE	172,305.00	
50	LANDSCAPE REPLACEMENT MULCH	RED TREE	70,000.00	MULCH - \$30,000 PER APPLICATION FOR 800 CY. ADDITIONAL MULCH NEEDS INCREASED BY 700 CY
51	LANDSCAPE REPLACEMENT ANNUALS	RED TREE	29,000.00	
52	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	RED TREE	45,000.00	ADDITIONAL AMOUNTS APPROPRIATED FOR THE REPLACEMENT OF PLANT ASSETS
53	TREE TRIMMING & MAINTENANCE	RED TREE	16,000.00	ANNUAL TREE TRIMMING AND MAINTENANCE
54	OTHER LANDSCAPE-FIRE ANT TREAT	RED TREE	4,500.00	AS NEEDED FOR THE TREATMENT OF FIRE ANTS
55	SECURITY REPAIRS & MAINTENANCE	RED TREE	12,000.00	ESTIMATED FOR PARTS & LABOR TO REPAIR THE IRRIGATION SYSTEM
56	DECORATIVE LIGHT MAINTENANCE	TBD	9,050.00	HOLIDAY LIGHTING FOR 12 ENTRY MONUMENTS
57	VOLUNTEER SUPPLIES		2,000.00	
58	FIELD CONTINGENCY	CONTINGENCY	22,000.00	FOR MISCELLANEOUS UNBUDGETED EXPENSES
59	<b>TOTAL PHYSICAL ENVIROMENT</b>		<b>462,875.50</b>	
60	<b>ROAD &amp; STREET FACILITIES</b>			
61	SIDEWALK REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY SIDEWALK RELATED ISSUES
62	ROADWAY REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY ROADWAY ISSUES
63	SIGNAGE REPAIR & REPLACEMENT	MISCELLANEOUS	5,000.00	REPAIRS FOR ANY STREET SIGNS
64	<b>TOTAL ROAD &amp; STREET FACILITIES</b>		<b>7,000.00</b>	
65	<b>PARKS AND RECREATION</b>			
66	CLUBHOUSE MANAGEMENT	VESTA	129,856.73	Clubhouse Manager= \$76,256.73, facility attendant/janitorial= \$16,640, facility maintenance \$28,080, Summer FA/Pool Monitor \$7,280, \$1,600 for additional pool attendant hours
67	POOL MAINTENANCE - CONTRACT	VESTA	28,608.00	SERVICE TO BE PERFORMED 3X WEEKLY FOR 2 POOLS, ALL CHEMICALS ARE INCLUDED. INCLUDED IN THE VESTA CONTRACT
68	DOG WASTE STATION SUPPLIES	VESTA	5,460.00	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners.
69	MAINTENANCE REPAIR	MISCELLANEOUS	21,000.00	As needed for the repair & maintenance
70	OFFICE SUPPLIES	MISCELLANEOUS	1,200.00	Office Supplies for the facility
71	FURNITURE REPAIR/REPLACEMENT	MISCELLANEOUS	1,750.00	AS NEEDED FOR FURNITURE REPAIR & MAINTENANCE
72	POOL MAINTENANCE & REPAIRS	VESTA	2,000.00	ADDITIONAL SERVICE REPAIRS FOR THE POOLS
73	POOL PERMIT	STATE OF FLORIDA DEPARTMENT OF HEALTH	1,000.00	ESTIMATED

LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
O&M CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
74	COMMUNICATIONS (TEL, CELL, INT )	FRONTIER	5,000.00	Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Liong Lake Blvd.
75	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	AS NEEDED	2,000.00	As needed for repairs to HVAC system
76	COMPUTER SUPPORT MAINTENANCE & REPAIR	AS NEEDED	1,000.00	As needed repairs for the repairs of the computer system
77	PARK & PLAYGROUND MATINENANCE & REPAIRS	AS NEEDED	6,600.00	As needed for repairs to the athletic park
78	PEST CONTROL		2,460.00	Pursuant to contract for pest control services
79	CLUBHOUSE JANITORIAL SUPPLIES		3,000.00	
80	<b>TOTAL PARKS AND RECREATION</b>		<b>210,934.73</b>	
81	<b>PROJECT BUDGET</b>			
82	PRESSURE WASHING		35,000.00	
83	CAPITAL OUTLAY			
84	<b>TOTAL PROJECT BUDGET</b>		<b>35,000.00</b>	

**LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

O&M ADMIN BUDGET					O&M FIELD BUDGET					CAPITAL RESERVE FUND (CRF)							
NET O&M ADMIN BUDGET					\$164,764.00	NET O&M FIELD BUDGET					\$978,310.23	NET CAPITAL RESERVE FUND					\$300,000.00
COUNTY COLLECTION COSTS					\$3,505.62	COUNTY COLLECTION COSTS					\$20,815.11	COUNTY COLLECTION COSTS					\$6,382.98
EARLY PAYMENT DISCOUNT					\$7,011.23	EARLY PAYMENT DISCOUNT					\$41,630.22	EARLY PAYMENT DISCOUNT					\$12,765.96
GROSS O&M ADMIN ASSESSMENT					<u>\$175,280.85</u>	GROSS O&M FIELD ASSESSMENT					<u>\$1,040,755.56</u>	GROSS CRF ASSESSMENT					<u>\$319,148.94</u>

ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CAPITAL RESERVE	CAPITAL RESERVE PER LOT
1.00	116.0	13.65%	\$23,920.68	\$206.21	0.85	98.6	12.03%	\$125,236.15	\$1,079.62	0.85	98.6	12.03%	\$38,403.81	\$331.07
1.00	86.0	10.12%	\$17,734.30	\$206.21	0.95	81.7	9.97%	\$103,770.72	\$1,206.64	0.95	81.7	9.97%	\$31,821.42	\$370.02
1.00	144.0	16.94%	\$29,694.64	\$206.21	1.00	144.0	17.57%	\$182,900.66	\$1,270.14	1.00	144.0	17.57%	\$56,086.71	\$389.49
1.00	35.0	4.12%	\$7,217.45	\$206.21	1.05	36.8	4.48%	\$46,677.77	\$1,333.65	1.05	36.8	4.48%	\$14,313.79	\$408.97
1.00	83.0	9.76%	\$17,115.66	\$206.21	0.85	70.6	8.61%	\$89,608.62	\$1,079.62	0.85	70.6	8.61%	\$27,478.59	\$331.07
1.00	28.0	3.29%	\$5,773.96	\$206.21	0.95	26.6	3.25%	\$33,785.82	\$1,206.64	0.95	26.6	3.25%	\$10,360.46	\$370.02
1.00	110.0	12.94%	\$22,683.40	\$206.21	1.00	110.0	13.42%	\$139,715.78	\$1,270.14	1.00	110.0	13.42%	\$42,844.01	\$389.49
1.00	49.0	5.76%	\$10,104.43	\$206.21	1.05	51.5	6.28%	\$65,348.88	\$1,333.65	1.05	51.5	6.28%	\$20,039.31	\$408.97
1.00	61.0	7.18%	\$12,578.98	\$206.21	0.95	58.0	7.07%	\$73,604.81	\$1,206.64	0.95	58.0	7.07%	\$22,571.00	\$370.02
1.00	62.0	7.29%	\$12,785.19	\$206.21	1.00	62.0	7.57%	\$78,748.90	\$1,270.14	1.00	62.0	7.57%	\$24,148.44	\$389.49
1.00	76.0	8.94%	\$15,672.17	\$206.21	1.05	79.8	9.74%	\$101,357.45	\$1,333.65	1.05	79.8	9.74%	\$31,081.38	\$408.97
850.0100.00%\$175,280.85					819.4100.00%\$1,040,755.56					819.4100.00%\$319,148.94				

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT <sup>(2)</sup>					PROPOSED TOTAL PER UNIT <sup>(3)</sup>
	TOTAL O&M & CRF PER LOT	SERIES 2014A-1 DEBT SERVICE	SERIES 2015A-1 DEBT SERVICE	SERIES 2016 DEBT SERVICE		
<b>PHASES 1 &amp; 2</b>						
TOWNHOME/ATTACHED	\$1,616.90	\$637.76				<b>\$2,254.66</b>
SINGLE FAMILY 45'	\$1,782.87	\$850.34				<b>\$2,633.21</b>
SINGLE FAMILY 55'	\$1,865.85	\$1,062.93				<b>\$2,928.78</b>
SINGLE FAMILY 65'	\$1,948.83	\$1,169.22				<b>\$3,118.05</b>
<b>PHASE 3</b>						
TOWNHOME/ATTACHED	\$1,616.90		\$637.76			<b>\$2,254.66</b>
SINGLE FAMILY 45'	\$1,782.87		\$850.34			<b>\$2,633.21</b>
SINGLE FAMILY 55'	\$1,865.85		\$1,062.93			<b>\$2,928.78</b>
SINGLE FAMILY 65'	\$1,948.83		\$1,169.22			<b>\$3,118.05</b>
<b>PHASE 4</b>						
SINGLE FAMILY 45'	\$1,782.87			\$850.04		<b>\$2,632.91</b>
SINGLE FAMILY 55'	\$1,865.85			\$1,062.55		<b>\$2,928.40</b>
SINGLE FAMILY 65'	\$1,948.83			\$1,168.80		<b>\$3,117.63</b>

UNIT SIZE & PHASE	FY 2023 O&M PER LOT	FY 2024 O&M PER LOT	\$ VARIANCE PER LOT	\$ VARIANCE PER MONTH
<b>PHASES 1 &amp; 2</b>				
TOWNHOME/ATTACHED	\$1,309.19	\$1,285.83	-\$23.36	-\$1.95
SINGLE FAMILY 45'	\$1,440.83	\$1,412.85	-\$27.98	-\$2.33
SINGLE FAMILY 55'	\$1,506.65	\$1,476.36	-\$30.30	-\$2.52
SINGLE FAMILY 65'	\$1,572.48	\$1,539.86	-\$32.61	-\$2.72
<b>PHASE 3</b>				
TOWNHOME/ATTACHED	\$1,309.19	\$1,285.83	-\$23.36	-\$1.95
SINGLE FAMILY 45'	\$1,440.83	\$1,412.85	-\$27.98	-\$2.33
SINGLE FAMILY 55'	\$1,506.65	\$1,476.36	-\$30.30	-\$2.52
SINGLE FAMILY 65'	\$1,572.48	\$1,539.86	-\$32.61	-\$2.72
<b>PHASE 4</b>				
SINGLE FAMILY 45'	\$1,440.83	\$1,412.85	-\$27.98	-\$2.33
SINGLE FAMILY 55'	\$1,506.65	\$1,476.36	-\$30.30	-\$2.52
SINGLE FAMILY 65'	\$1,572.48	\$1,539.86	-\$32.61	-\$2.72

FY 2023 CRF PER LOT	FY 2024 CRF PER LOT	\$ VARIANCE PER LOT	\$ VARIANCE PER MONTH
\$245.68	\$331.07	\$85.38	\$7.12
\$274.59	\$370.02	\$95.43	\$7.95
\$289.04	\$389.49	\$100.45	\$8.37
\$303.49	\$408.97	\$105.47	\$8.79
\$245.68	\$331.07	\$85.38	\$7.12
\$274.59	\$370.02	\$95.43	\$7.95
\$289.04	\$389.49	\$100.45	\$8.37
\$303.49	\$408.97	\$105.47	\$8.79
\$274.59	\$370.02	\$95.43	\$7.95
\$289.04	\$389.49	\$100.45	\$8.37
\$303.49	\$408.97	\$105.47	\$8.79

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

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

<sup>(3)</sup> Annual assessments that will appear on the November, 2023 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**O&M ASSESSMENT HISTORY**

**FY 2021 TO FY 2022 VARIANCE**

PHASES 1 & 2	FY 2021 O&M	FY 2022 O&M	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,254.65	\$1,434.72	\$180.07	14.4%
SINGLE FAMILY 45'	\$1,384.06	\$1,581.76	\$197.70	14.3%
SINGLE FAMILY 55'	\$1,448.77	\$1,655.28	\$206.51	14.3%
SINGLE FAMILY 65'	\$1,513.47	\$1,728.80	\$215.33	14.2%
PHASE 3				
TOWNHOME/ATTACHED	\$1,254.65	\$1,434.72	\$180.07	14.4%
SINGLE FAMILY 45'	\$1,384.06	\$1,581.76	\$197.70	14.3%
SINGLE FAMILY 55'	\$1,448.77	\$1,655.28	\$206.51	14.3%
SINGLE FAMILY 65'	\$1,513.47	\$1,728.80	\$215.33	14.2%
PHASE 4				
SINGLE FAMILY 45'	\$1,384.06	\$1,581.76	\$197.70	14.3%
SINGLE FAMILY 55'	\$1,448.77	\$1,655.28	\$206.51	14.3%
SINGLE FAMILY 65'	\$1,513.47	\$1,728.80	\$215.33	14.2%

\* FY 2021 & 2022 O&M ASSESSMENTS INCLUDED THE RESERVE

**FY 2022 TO FY 2023 VARIANCE**

PHASES 1 & 2	FY 2022 O&M	FY 2023 O&M + CRF	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,434.72	\$1,554.87	\$120.15	8.4%
SINGLE FAMILY 45'	\$1,581.76	\$1,715.42	\$133.66	8.4%
SINGLE FAMILY 55'	\$1,655.28	\$1,795.69	\$140.41	8.5%
SINGLE FAMILY 65'	\$1,728.80	\$1,875.97	\$147.16	8.5%
PHASE 3				
TOWNHOME/ATTACHED	\$1,434.72	\$1,554.87	\$120.15	8.4%
SINGLE FAMILY 45'	\$1,581.76	\$1,715.42	\$133.66	8.4%
SINGLE FAMILY 55'	\$1,655.28	\$1,795.69	\$140.41	8.5%
SINGLE FAMILY 65'	\$1,728.80	\$1,875.97	\$147.16	8.5%
PHASE 4				
SINGLE FAMILY 45'	\$1,581.76	\$1,715.42	\$133.66	8.4%
SINGLE FAMILY 55'	\$1,655.28	\$1,795.69	\$140.41	8.5%
SINGLE FAMILY 65'	\$1,728.80	\$1,875.97	\$147.16	8.5%

\* FISCAL YEAR 2023 IS FIRST YEAR WITH AN O&M AND CRF ASSESSMENT

**FY 2023 TO FY 2024 VARIANCE**

PHASES 1 & 2	FY 2023 O&M	FY 2024 O&M	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,309.19	\$1,285.83	-\$23.36	-1.8%
SINGLE FAMILY 45'	\$1,440.83	\$1,412.85	-\$27.98	-1.9%
SINGLE FAMILY 55'	\$1,506.65	\$1,476.36	-\$30.30	-2.0%
SINGLE FAMILY 65'	\$1,572.48	\$1,539.86	-\$32.61	-2.1%
PHASE 3				
TOWNHOME/ATTACHED	\$1,309.19	\$1,285.83	-\$23.36	-1.8%
SINGLE FAMILY 45'	\$1,440.83	\$1,412.85	-\$27.98	-1.9%
SINGLE FAMILY 55'	\$1,506.65	\$1,476.36	-\$30.30	-2.0%
SINGLE FAMILY 65'	\$1,572.48	\$1,539.86	-\$32.61	-2.1%
PHASE 4				
SINGLE FAMILY 45'	\$1,440.83	\$1,412.85	-\$27.98	-1.9%
SINGLE FAMILY 55'	\$1,506.65	\$1,476.36	-\$30.30	-2.0%
SINGLE FAMILY 65'	\$1,572.48	\$1,539.86	-\$32.61	-2.1%

PHASES 1 & 2	FY 2023 CRF	FY 2024 CRF	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$245.68	\$331.07	\$85.38	34.8%
SINGLE FAMILY 45'	\$274.59	\$370.02	\$95.43	34.8%
SINGLE FAMILY 55'	\$289.04	\$389.49	\$100.45	34.8%
SINGLE FAMILY 65'	\$303.49	\$408.97	\$105.47	34.8%
PHASE 3				
TOWNHOME/ATTACHED	\$245.68	\$331.07	\$85.38	34.8%
SINGLE FAMILY 45'	\$274.59	\$370.02	\$95.43	34.8%
SINGLE FAMILY 55'	\$289.04	\$389.49	\$100.45	34.8%
SINGLE FAMILY 65'	\$303.49	\$408.97	\$105.47	34.8%
PHASE 4				
SINGLE FAMILY 45'	\$274.59	\$370.02	\$95.43	34.8%
SINGLE FAMILY 55'	\$289.04	\$389.49	\$100.45	34.8%
SINGLE FAMILY 65'	\$303.49	\$408.97	\$105.47	34.8%

**LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
DEBT SERVICE REQUIREMENTS**

	Chart of Accounts	Series 2014A-1	Series 2015A-1	Series 2016	FY 2022-2023 Budget
1	<b>REVENUES</b>				
2	NET SPECIAL ASSESSMENTS <sup>(1)</sup>	\$ 318,994	\$ 235,938	\$ 191,881	\$ 746,813
3					
4	<b>TOTAL REVENUES</b>	<b>318,994</b>	<b>235,938</b>	<b>191,881</b>	<b>746,813</b>
5					
6	<b>EXPENDITURES</b>				
7	DEBT SERVICE REQUIREMENT				
8	5/1/2024				
9	INTEREST	113,231	86,319	61,800	261,350
10	PRINCIPAL	90,000	65,000	65,000	220,000
11	11/1/2024				
12	INTEREST	110,700	84,369	60,500	255,569
13					
14	<b>TOTAL EXPENDITURES</b>	<b>313,931</b>	<b>235,688</b>	<b>187,300</b>	<b>736,919</b>
15					
16	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 5,063</b>	<b>\$ 250</b>	<b>\$ 4,581</b>	<b>\$ 9,894</b>

Net Debt Service Assessments	\$ 746,812.50
Pasco County Collection Costs (2%) and Early Payment Discounts (4%)	\$ 47,668.88
<b>Gross Debt Service Assessments</b>	<b>\$ 794,481.38</b>

<sup>(1)</sup> Maximum Annual Debt Service (MADS) less any prepaid assessments received.

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2014A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						3,955,000
11/1/2021		5.625%	118,153	118,153	118,153	3,955,000
5/1/2022	85,000	5.625%	118,153	203,153		3,870,000
11/1/2022	-	5.625%	115,763	115,763	318,916	3,870,000
5/1/2023	90,000	5.625%	115,763	205,763		3,780,000
11/1/2023	-	5.625%	113,231	113,231	318,994	3,780,000
5/1/2024	90,000	5.625%	113,231	203,231		3,690,000
11/1/2024	-	6.000%	110,700	110,700	313,931	3,690,000
5/1/2025	100,000	6.000%	110,700	210,700		3,590,000
11/1/2025	-	6.000%	107,700	107,700	318,400	3,590,000
5/1/2026	105,000	6.000%	107,700	212,700		3,485,000
11/1/2026	-	6.000%	104,550	104,550	317,250	3,485,000
5/1/2027	110,000	6.000%	104,550	214,550		3,375,000
11/1/2027	-	6.000%	101,250	101,250	315,800	3,375,000
5/1/2028	120,000	6.000%	101,250	221,250		3,255,000
11/1/2028	-	6.000%	97,650	97,650	318,900	3,255,000
5/1/2029	125,000	6.000%	97,650	222,650		3,130,000
11/1/2029	-	6.000%	93,900	93,900	316,550	3,130,000
5/1/2030	135,000	6.000%	93,900	228,900		2,995,000
11/1/2030	-	6.000%	89,850	89,850	318,750	2,995,000
5/1/2031	140,000	6.000%	89,850	229,850		2,855,000
11/1/2031	-	6.000%	85,650	85,650	315,500	2,855,000
5/1/2032	150,000	6.000%	85,650	235,650		2,705,000
11/1/2032	-	6.000%	81,150	81,150	316,800	2,705,000
5/1/2033	160,000	6.000%	81,150	241,150		2,545,000
11/1/2033	-	6.000%	76,350	76,350	317,500	2,545,000
5/1/2034	170,000	6.000%	76,350	246,350		2,375,000
11/1/2034	-	6.000%	71,250	71,250	317,600	2,375,000
5/1/2035	180,000	6.000%	71,250	251,250		2,195,000
11/1/2035	-	6.000%	65,850	65,850	317,100	2,195,000
5/1/2036	190,000	6.000%	65,850	255,850		2,005,000
11/1/2036	-	6.000%	60,150	60,150	316,000	2,005,000
5/1/2037	200,000	6.000%	60,150	260,150		1,805,000
11/1/2037	-	6.000%	54,150	54,150	314,300	1,805,000
5/1/2038	215,000	6.000%	54,150	269,150		1,590,000
11/1/2038	-	6.000%	47,700	47,700	316,850	1,590,000
5/1/2039	230,000	6.000%	47,700	277,700		1,360,000
11/1/2039	-	6.000%	40,800	40,800	318,500	1,360,000

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2014A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
5/1/2040	240,000	6.000%	40,800	280,800		1,120,000
11/1/2040	-	6.000%	33,600	33,600	314,400	1,120,000
5/1/2041	255,000	6.000%	33,600	288,600		865,000
11/1/2041	-	6.000%	25,950	25,950	314,550	865,000
5/1/2042	270,000	6.000%	25,950	295,950		595,000
11/1/2042	-	6.000%	17,850	17,850	313,800	595,000
5/1/2043	290,000	6.000%	17,850	307,850		305,000
11/1/2043	-	6.000%	9,150	9,150	317,000	305,000
5/1/2044	305,000	6.000%	9,150	314,150	314,150	-
<b>Total</b>	<b>\$ 3,955,000</b>		<b>\$ 3,444,694</b>	<b>\$ 7,399,694</b>	<b>\$ 7,399,694</b>	

Max Annual DS: 318,994

**Footnote:**

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



**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2015A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

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

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2015A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/2040	165,000	6.250%	36,563	201,563		1,005,000
11/1/2040	-	6.250%	31,406	31,406	232,969	1,005,000
5/1/2041	175,000	6.250%	31,406	206,406		830,000
11/1/2041		6.250%	25,938	25,938	232,344	830,000
5/1/2042	190,000	6.250%	25,938	215,938		640,000
11/1/2042	-	6.250%	20,000	20,000	235,938	640,000
5/1/2043	200,000	6.250%	20,000	220,000		440,000
11/1/2043	-	6.250%	13,750	13,750	233,750	440,000
5/1/2044	215,000	6.250%	13,750	228,750		225,000
11/1/2044		6.250%	7,031	7,031	235,781	225,000
5/1/2045	225,000	6.250%	7,031	232,031	232,031	-
<b>Total</b>	<b>\$ 2,920,000</b>		<b>\$ 2,772,438</b>	<b>\$ 5,692,438</b>	<b>\$ 5,692,438</b>	

Max Annual DS: 235,938

**Footnote:**

SECURITY REPAIRS & MAINTENANCE

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2016 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

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

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2016 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
11/1/2041		4.750%	20,069	20,069	188,581	845,000
5/1/2042	155,000	4.750%	20,069	175,069		690,000
11/1/2042	-	4.750%	16,388	16,388	191,456	690,000
5/1/2043	160,000	4.750%	16,388	176,388		530,000
11/1/2043	-	4.750%	12,588	12,588	188,975	530,000
5/1/2044	170,000	4.750%	12,588	182,588		360,000
11/1/2044		4.750%	8,550	8,550	191,138	360,000
5/1/2045	175,000	4.750%	8,550	183,550	183,550	185,000
11/1/2045		4.750%	4,394	4,394	4,394	185,000
5/1/2046	185,000	4.750%	4,394	189,394	189,394	-
<b>Total</b>	<b>\$ 2,725,000</b>		<b>\$ 1,821,425</b>	<b>\$ 4,546,425</b>	<b>\$ 4,546,425</b>	

Max Annual DS: 191,881

**Footnote:**

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

## EXHIBIT 17

Option 1 – Funding CIP- \$150K

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-3/2023)	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY2023-FY2024
1 <b>REVENUE</b>						
2 <b>ASSESSMENTS LEVIED:</b>						
3         ASSESSMENTS LEVIED (NET ON-ROLL):	\$ 1,130,879	\$ 1,287,801	\$ 1,152,133	\$ 1,165,951	\$ 1,293,074	\$ 127,123
4 <b>ADDITIONAL REVENUE:</b>						
5         TENNIS	1,257		600	1,440	1,440	-
6         ROOM RENTALS	335	2,710	485	150	1,000	850
7         INTEREST	350	260		125	125	-
8         ADVERTISEMENT RENTAL			4,800	-	-	-
9         MISC. REVENUE	8,829	42,014	275	-	-	-
10        FUND BALANCE FORWARD (removed)				-	-	-
11 <b>TOTAL REVENUE</b>	<b>1,141,650</b>	<b>1,332,786</b>	<b>1,158,293</b>	<b>1,167,666</b>	<b>1,295,639</b>	<b>127,973</b>
12						
13 <b>EXPENDITURES</b>						
14 <b>ADMINISTRATIVE:</b>						
15         SUPERVISORS - REGULAR MEETINGS	9,139	9,585	3,600	10,000	9,600	(400)
16         SUPERVISORS - WORKSHOPS			600	2,000	800	(1,200)
17         PAYROLL TAXES (BOS)	459	750	321	734	734	-
18         PAYROLL SERVICES FEES	398	678	354	600	600	-
19         DISTRICT MANAGEMENT	17,458	18,448	9,954	20,000	20,000	-
20         ADMINISTRATIVE	6,171	3,962	5,500	11,000	11,000	-
21         ACCOUNTING	19,533	17,500	5,500	11,000	11,000	-
22         ASSESSMENT ROLL PREPERATION	8,933	3,667	2,500	5,000	5,000	-
23         DISSEMINATION AGENT	3,333	4,000	3,000	3,000	3,000	-
24         MEETING OVERAGES	-	648	-	-	-	-
25         DISTRICT COUNSEL	44,218	50,552	16,745	32,000	35,000	3,000
26         DISTRICT ENGINEER	9,275	13,521	2,668	13,500	14,000	500
27         ARBITRAGE REBATE CALCULATION	1,800	1,150	500	650	1,500	850
28         TRUSTEE FEES	10,843	11,701	8,081	15,701	15,701	-
29         BANK FEES	415	-	-	150	150	-
30         AUDITING	5,978	3,850	-	6,000	6,000	-
31         REGULATORY PERMITS AND FEES	275	175	175	175	175	-
32         PROPERTY TAXES	578	676	225	250	250	-
33         SALES TAX			461			
34         LEGAL ADVERTISING	3,171	807	333	1,500	1,500	-
35         WEBSITE HOSTING	2,391	2,164	1,538	1,600	1,600	-
36         MISC. SERVICE	1,247			-	-	-
37 <b>TOTAL ADMINISTRATIVE</b>	<b>145,616</b>	<b>143,833</b>	<b>62,054</b>	<b>134,860</b>	<b>137,610</b>	<b>2,750</b>
38						
39 <b>INSURANCE:</b>						
40         PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	18,226	18,865	20,564	22,628	27,154	4,526
41 <b>TOTAL INSURANCE</b>	<b>18,226</b>	<b>18,865</b>	<b>20,564</b>	<b>22,628</b>	<b>27,154</b>	<b>4,526</b>

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-3/2023)	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY2023-FY2024
42							
43	UTILITIES:						
44	UTILITIES - ELECTRICITY	38,999	77,939	25,739	90,000	90,000	-
45	UTILITIES - STREETLIGHTS	149,096	116,218	57,892	150,000	150,000	
46	UTILITIES - WATER/SEWER	3,428	9,475	2,454	25,000	11,000	(14,000)
47	UTILITIES - RECLAIMED WATER	24,065	-	-	-	-	-
48	UTILITIES - SOLID WASTE ASSESSMENT					1,500	1,500
49	UTILITIES - SOLID WASTE REMOVAL	960	1,211	1,955	1,716	2,500	784
50	TOTAL UTILITIES	216,548	204,843	88,040	266,716	255,000	(11,716)
51							
52	SECURITY:						
53	SECURITY MONITORING SERVICES	16,448	2,349		-	-	-
54	SECURITY REPAIRS & MAINTENANCE	10,706	5,065	1,468	7,600	7,500	(100)
55	TOTAL SECURITY	27,154	7,414	1,468	7,600	7,500	(100)
56							
57	COMMUNITY MAINTENANCE						
58	FIELD SERVICES	4,167	5,000	2,526	5,051	5,051	-
59	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	1,614	600	1,934	3,500	4,000	500
60	AQUATIC MAINTENANCE	30,120	28,366	14,760	29,520	29,520	-
61	MITIGATION AREA MONITORING & MAINTENANCE	1,100	650	-	3,100	3,100	-
62	AQUATIC PLANT REPLACEMENT		1,950	-	2,500	2,750	250
63	STORMWATER SYSTEM MAINTENANCE	76		-	500	-	(500)
64	MIDGE FLY TREATMENTS			-	-	-	-
65	FISH STOCKING	6,006	1,445	-	11,100	11,100	-
66	LAKE & POND MAINTENANCE	-	-	-	2,000	20,000	18,000
67	ENTRY & WALLS MAINTENANCE	5,535	3,994	-	5,500	5,500	-
68	LANDSCAPE MAINTENANCE - CONTRACT	153,887	176,825	82,050	183,982	172,305	(11,677)
69	LANDSCAPE REPLACEMENT MULCH	25,500	56,325	60,000	70,000	70,000	-
70	LANDSCAPE REPALCEMENT ANNUALS	5,999	22,180	21,816	24,000	29,000	5,000
71	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	20,143	34,405	51,992	45,000	45,000	-
72	TREE TRIMMING & MAINTENANCE			675	16,000	16,000	-
73	OTHER LANDSCAPE -FIRE ANT TREAT	16,036		-	4,500	4,500	-
74	IRRIGATION REPAIRS & MAINTENANCE	8,752	11,528	1,753	6,000	12,000	6,000
75	DECORATIVE LIGHT MAINTENANCE	9,050	8,900	4,000	9,050	9,050	-
76	VOLUNTEER SUPPLIES					2,000	2,000
77	FIELD CONTINGENCY	27,764		2,424	22,931	22,000	(931)
78	TOTAL COMMUNITY MAINTENANCE	315,749	352,168	243,929	444,234	462,876	18,642
79							
80	ROAD & STREET FACILITIES						
81	SIDEWALK REPAIR & MAINTENANCE	4,000			1,000	1,000	-
82	ROADWAY REPAIR & MAINTENANCE	5,400	53		1,000	1,000	-
83	SIGNAGE REPAIR & REPLACEMENT	3,696	8,600		5,000	5,000	-
84	TOTAL ROAD & STREET FACILITIES	13,096	8,653	-	7,000	7,000	-



FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-3/2023)	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY2023-FY2024
101,985	112,199	49,098	126,928	129,857	2,929
15,597		11,575	27,780	28,608	828
3,564	470	968	5,460	5,460	-
6,030	18,924	4,155	21,000	21,000	-
296	1,421	185	500	1,200	700
	1,827	-	1,500	1,750	250
232		-			
12,960	2,491	667	1,500	2,000	500
560	611	-	1,000	1,000	-
6,536	3,594	1,754	5,000	5,000	-
		-	2,000	2,000	-
126		596	1,000	1,000	-
3,570	4,790	1,233	6,000	6,600	600
2,350	1,200	600	2,460	2,460	-
3,456		47	2,500	3,000	500
157,261	147,525	70,878	204,628	210,935	6,307
					-
	21,664	450	30,000	35,000	5,000
14,603	27,190	-	-	150,000	150,000
14,603	48,854	450	30,000	185,000	155,000
908,252	932,156	487,383	1,117,666	1,293,074	175,408
241,354	248,031	95,544	50,000	-	(50,000)
\$ (7,956)	\$ 152,599	\$ 575,366	\$ -	\$ 2,565	\$ 2,564
336,494	328,538	481,137	481,137	481,137	-
(7,956)	152,599	575,366	-	2,565	2,564
328,538	481,137	1,056,503	481,137	483,702	2,564
227,063	233,039	121,846	279,416	323,269	43,852
101,475	248,098	934,658	201,721	160,434	(41,287)
\$ 328,538	\$ 481,137	\$ 1,056,503	\$ 481,137	\$ 483,702	\$ 2,565

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**CAPITAL RESERVE FUND (CRF)**

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
<b>1 REVENUES</b>					
2 SPECIAL ASSESSMENTS - ON ROLL (NET)			\$ 222,628	\$ 300,000	\$ 77,372
3 INTEREST & MISCELLANEOUS			-	-	-
<b>4 TOTAL REVENUES</b>	-	-	<b>222,628</b>	<b>300,000</b>	<b>77,372</b>
<b>5 EXPENDITURES</b>					
<b>6 CLUBHOUSE</b>					
7 CLUBHOUSE METAL ROOFING					
8 INTERIOR PAINT					
9 EXTERIOR PAINT					
10 HVAC 3.0 TONS					
11 OFFICE CARPETING					
12 LIFE SAFETY SYSTEMS MODERNIZATION					
13 COMMUNITY SECURITY CAMERA SYSTEM					
14 CLUBHOUSE FURNITURE	10,344				
15 OFFICE FURNITURE					
16 OFFICE COMPUTER AND PRINTER					
17 RESTROOMS REFURBISHMENT					
18 KITCHEN CABINETS					
19 KITCHEN REFRIGERATOR AND MICROWAVE					
20 TELEVISION					
<b>22 TOTAL CLUBHOUSE</b>	<b>10,344</b>		-	-	-
<b>24 ENTRY AREAS</b>					
25 ENTRY MONUMENTS METAL ROOFING					
26 ENTRY MONUMENTS PAINTING					
27 ENTRY MONUMENTS REFURBISHMENT					
<b>28 TOTAL ENTRY AREAS</b>	-		-	-	-
<b>30 FOXTAIL POOL AREA</b>					
31 POOL PUMPS AND EQUIPMENT					
32 POOL SHOWER					
33 POOL FURNITURE					
34 POOL MARCITE					
35 POOL PAVERS					
36 POOL FENCE 6' ALUMINUM					
37 POOL AREA PAVILION METAL ROOFING					
38 POOL AREA PAVILION PAINTING					
39 TRELLIS PAINTING					
40 TRELLIS REPLACEMENT					
41 POOL CABANA METAL ROOFING					
42 POOL CABANA EXTERIOR PAINTING					
43 POOL CABANA RESTROOMS REFURBISHMENT					
<b>44 TOTAL FOXTAIL POOL AREA</b>	-		-	-	-
<b>46 GROUNDS</b>					
47 SIDEWALK REPAIR ALLOWANCE					
48 STORMWATER DRAINAGE REPAIR ALLOWANCE				30,000	30,000
49 POND BANKS EROSION CONTROL					
50 POND FOUNTAINS AND CONTROLS					
51 SECURITY REPAIRS & MAINTENANCE					
52 BRIDGE FRAME AND PILINGS					
53 BRIDGE REPAIR ALLOWANCE					
54 WELL PUMPS					
55 MAINTENANCE VEHICLE				15,000	15,000
<b>56 TOTAL GROUNDS</b>	-		-	<b>45,000</b>	<b>45,000</b>
<b>58 MAIL AREAS</b>					
59 CLUBHOUSE MAIL PAVILION METAL ROOFING					
60 CLUBHOUSE MAIL PAVILION PAINTING					
61 CLUBHOUSE MAIL PAVILION PAINTING					
62 CLUBHOUSE MAIL KIOSKS					
63 FOXTAIL MAIL PAVILION METAL ROOFING					
64 FOXTAIL MAIL PAVILION PAINTING					
65 FOXTAIL MAIL KIOSKS					
66 PRIMROSE MAIL PAVILION METAL ROOFING					
67 PRIMROSE MAIL PAVILION PAINTING					
68 PRIMROSE MAIL KIOSKS					
<b>69 TOTAL MAIL AREAS</b>	-		-	-	-

**LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
CAPITAL RESERVE FUND (CRF)**

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
70					
71					
72					
73					
74					
75					
76				20,000	20,000
77				75,000	75,000
78					
79					
80					
81					
82					
83					
84		-	-	95,000	95,000
85					
86					
87					
88					
89					
90					
91					
92					
93					
94					
95					
96					
97					
98					
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118					
119					
120					
121					
122		-	-	-	-
123					
124					
125					
126					
127					
128		-	-	-	-
129					
130					
131					
132					
133					
134					
135					
136					
137					
138					

LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
CAPITAL RESERVE FUND (CRF)

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
139 <b>TOTAL WALLS AND FENCING</b>	-		-	-	-
140					
141 <b>TOTAL EXPENDITURES</b>	<b>10,344</b>	<b>-</b>	<b>-</b>	<b>140,000</b>	<b>140,000</b>
142					
143 <b>OTHER FINANCING SOURCES &amp; USES</b>					
144     TRANSFER IN FROM GENERAL FUND	241,354	236,580	50,000	-	(50,000)
145     CAPITAL IMPROVEMENT PLAN (CIP)	(4,267)		(92,276)		92,276
146     CONTINGENCY	-		(9,228)		9,228
147 <b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>237,087</b>	<b>236,580</b>	<b>(51,504)</b>	<b>-</b>	<b>51,504</b>
148					
149 <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 226,743</b>	<b>\$ 236,580</b>	<b>\$ 171,124</b>	<b>\$ 160,000</b>	<b>\$ (11,124)</b>
150					
151 <b>FUND BALANCE</b>					
152     FUND BALANCE - BEGINNING (FY2021 AUDITED)	443,509	670,252	906,832	1,077,957	
153     NET CHANGE IN FUND BALANCE	226,743	236,580	171,124	160,000	(11,124)
154 <b>FUND BALANCE - ENDING</b>	<b>\$ 670,252</b>	<b>\$ 906,832</b>	<b>\$ 1,077,957</b>	<b>\$ 1,237,957</b>	<b>\$ (11,124)</b>

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 ADOPTED BUDGET  
CAPITAL IMPROVEMENT PLAN (CIP)**

<b>Line #</b>	<b>Priority (1-5)</b>	<b>Description</b>	<b>Budgeted</b>
<b>1</b>	<b>FY 2023</b>	<b>Project(s)</b>	
<b>2</b>		Pool Furniture (Reserve Study-2026)	20,000
<b>3</b>		Pool Project	70,000
<b>4</b>		Fencing	64,388
<b>5</b>		<b>Landscape Reinvestment Projects-2023</b>	-
<b>6</b>		LLR Blvd Island 1 (Option 1)	30,650
<b>7</b>		LLR Blvd Island 2 (Option 3)	21,626
<b>8</b>	<b>FY 2024</b>	<b>Project(s)</b>	
<b>9</b>		Pool Resurfacing	75,000
<b>10</b>		Pool Furniture	20,000
<b>11</b>		Lakeside Drainage	30,000
<b>12</b>		Utility Vehicle	15,000
<b>Total Planned Capital Projects</b>			<b><u>\$ 346,663.77</u></b>

<b>Key</b>	
<b>C</b>	Critical
<b>E</b>	Essential

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
1	EXPENDITURES			
2	ADMINISTRATIVE			
3	SUPERVISORS - REGULAR MEETINGS	BOARD OF SUPERVISORS (BOS)	9,600.00	PER MEETING. 4 BOARD MEMBERS @ 200 EACH (ESTIMATE 12 MEETINGS)
4	SUPERVISORS - WORKSHOPS	BOARD OF SUPERVISORS	800.00	PER MEETING. 4 BOARD MEMBERS @ 200 EACH (ESTIMATE 1 MEETING)
5	PAYROLL TAXES (BOS)	FICA & FUTA	734.40	PAYROLL TAXED AT 7.65% (Board Of Supervisors)
6	PAYROLL SERVICE FEES	INNOVATIVE	600.00	APPROXIMATES \$50 PER PAY PERIOD & YE PROCESSING OF \$50
7	DISTRICT MANAGEMENT	VESTA	20,000.00	Services include the conducting of (1) two and one-half (2.5) hour board meeting per month, (one) 1 workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management. (Vesta is proposing a 4.2% increase total CPI increase for all services in FY2023)
8	ADMINISTRATIVE	VESTA	11,000.00	Services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of the agenda
9	ACCOUNTING	VESTA	11,000.00	Services include the preparation and delivery of the District's financial statements in accordance with GASB, accounts payable and receivable functions, asset tracking , the administration of reports required by the State of Florida
10	ASSESSMENT ROLL PREPARATION	VESTA	5,000.00	Services include all functions necessary for the timely billing, collection and reporting of the District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. Inclusive of assessment roll preparation and certification to the County.
11	DISSEMINATION AGENT	VESTA	3,000.00	The consultant shall serve as the District's dissemination agent under any applicable continuing disclosure undertaking of the District, which shall include fulfilling all duties of the Dissemination Agent set forth via the Trust Indenture
12	MEETING OVERCHARGES	VARIOUS	-	Miscellaneous items for administrative - such as meeting overtime
13	DISTRICT COUNSEL	KUTAK ROCK	35,000.00	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Management throughout the year. Amount is based on current sending of the District for this service.
14	DISTRICT ENGINEER	JOHNSON ENGINEERING	14,000.00	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments throughout the year. Amount reflected is based on current spending.
15	ARBITRAGE REBATE CALCULATION	LLS TAX SOLUTIONS	1,500.00	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code. The Rebate Analyst is required to verify tha the District has not received earnings higher than the yield of the bonds.
16	TRUSTEE FEES	US BANK	15,701.00	Confirmed amount with U.S. Bank - Trustee for outstanding Series and for the oversight of the various trust accounts related to the Serieoutstanding bonds. The trustee is chosen as part of the bond issuance process.
17	BANK FEES	VARIOUS	150.00	AMOUNT IS FOR MISC ITEMS SUCH AS PRINTED CHECKS OR ANY RETURNED DEPOSITS
18	AUDITING	GRAU	6,000.00	State law requires the District to undertake an annual independent audit. The budgeted amount reflects an estimated amount as the District will need to go our for RFP
19	REGULATORY AND PERMIT FEES	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES	175.00	STATUTORILY FIXED
20	TAX COLLECTOR	PASCO COUNTY GOVERNMENT	250.00	Property tax related to 2042 Lake Waters Place and 19037 Long Lake Ranch Blvd.
21	LEGAL ADVERTISEMENTS	VARIOUS PUBLICATIONS	1,500.00	The District is required to advertise various items pursuant to Statutory requirements. The items incude meeting schedules, special meeting notices, public hearings and bidding, etc. for the District and any other statutory requirements.
22	WEBSITE HOSTING		1,600.00	Costs associated with ongoing audits and website remediation for ADA compliance
23	TOTAL ADMINISTRATIVE		137,610.40	

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
24	<b>INSURANCE</b>			
25	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	Florida Insurance Alliance (FIA)	27,153.60	The District will incur expenditures for public officials and General Liability insurance
26	<b>TOTAL INSURANCE</b>		<b>27,153.60</b>	
27	<b>UTILITIES</b>			
28	UTILITIES - ELECTRICITY	DUKE ENERGY	90,000.00	
29	UTILITIES - STREETLIGHTS	DUKE ENERGY	150,000.00	
30	UTILITIES - WATER/SEWER	PASCO COUNTY UTILITIES	11,000.00	Water and sewer services for 0 Community Center and 18981 Long Lake Ranch Blvd. (Estimates for Utilities are up 15%)
31	UTILITIES - SOLID WASTE ASSESSMENT	COUNTY SANITATION	1,500.00	
32	UTILITIES - SOLID WASTE REMOVAL	COUNTY SANITATION	2,500.00	Solid waste disposal services
33	<b>TOTAL UTILITIES</b>		<b>255,000.00</b>	
34	<b>SECURITY</b>			
35	SECURITY MONITORING SERVICES		-	Removed
36	SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT REPAIRS & MAINT, ACCESS CARDS)		7,500.00	VARIOUS REPAIRS & MAINTENANCE TO THE EXISTING HARDWARE INFRASTRUCTURE
37	<b>TOTAL SECURITY</b>		<b>7,500.00</b>	
38	<b>PHYSICAL ENVIRONMENT</b>			
39	FIELD SERVICES	VESTA	5,050.50	Services include oversight of field services maintenance, including managing vendor contracts relating to District facilities and landscape/irrigation maintenance (Vesta proposed CPI increase of 5% for Field Services)
40	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	LAKE DOCTORS	4,000.00	Equipment under agreement is (1) Vertex fountain at Borrow Lake, (1) at Pond 20, (1) at Pond 30, & (2) at Big Lake. Includes inspection of moving parts, wear and tear, filter cleaning and nozzle cleaning - \$1,920. Added additional for parts for repair if needed
41	AQUATIC MAINTENANCE	GHS ENVIRONMENTAL	29,520.00	Aquatic weed control in the 26 ponds/floodplain areas
42	MITIGATION AREA MONITORING & MAINTENANCE		3,100.00	Mitigation Maintenance & Compliance Monitoring
43	AQUATIC PLANT REPLACEMENT	GHS ENVIRONMENTAL	2,750.00	Plantings to increase the overall health of the pond while also providing for erosion stabilization
44	STORMWATER SYSTEM MAINTENANCE	MISCELLANEOUS	-	
45	MIDGE FLY TREATMENTS	GHS ENVIRONMENTAL	-	
46	FISH STOCKING	GHS ENVIRONMENTAL	11,100.00	MOSQUITO FISH STOCKING
47	LAKE & POND MAINTENANCE	MISCELLANEOUS	20,000.00	
48	ENTRY & WALLS MAINTENANCE	MISCELLANEOUS	5,500.00	

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
49	LANDSCAPE MAINTENANCE - CONTRACT	RED TREE	172,305.00	
50	LANDSCAPE REPLACEMENT MULCH	RED TREE	70,000.00	MULCH - \$30,000 PER APPLICATION FOR 800 CY. ADDITIONAL MULCH NEEDS INCREASED BY 700 CY
51	LANDSCAPE REPLACEMENT ANNUALS	RED TREE	29,000.00	
52	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	RED TREE	45,000.00	ADDITIONAL AMOUNTS APPROPRIATED FOR THE REPLACEMENT OF PLANT ASSETS
53	TREE TRIMMING & MAINTENANCE	RED TREE	16,000.00	ANNUAL TREE TRIMMING AND MAINTENANCE
54	OTHER LANDSCAPE-FIRE ANT TREAT	RED TREE	4,500.00	AS NEEDED FOR THE TREATMENT OF FIRE ANTS
55	SECURITY REPAIRS & MAINTENANCE	RED TREE	12,000.00	ESTIMATED FOR PARTS & LABOR TO REPAIR THE IRRIGATION SYSTEM
56	DECORATIVE LIGHT MAINTENANCE	TBD	9,050.00	HOLIDAY LIGHTING FOR 12 ENTRY MONUMENTS
57	VOLUNTEER SUPPLIES		2,000.00	
58	FIELD CONTINGENCY	CONTINGENCY	22,000.00	FOR MISCELLANEOUS UNBUDGETED EXPENSES
59	<b>TOTAL PHYSICAL ENVIROMENT</b>		<b>462,875.50</b>	
60	<b>ROAD &amp; STREET FACILITIES</b>			
61	SIDEWALK REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY SIDEWALK RELATED ISSUES
62	ROADWAY REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY ROADWAY ISSUES
63	SIGNAGE REPAIR & REPLACEMENT	MISCELLANEOUS	5,000.00	REPAIRS FOR ANY STREET SIGNS
64	<b>TOTAL ROAD &amp; STREET FACILITIES</b>		<b>7,000.00</b>	
65	<b>PARKS AND RECREATION</b>			
66	CLUBHOUSE MANAGEMENT	VESTA	129,856.73	Clubhouse Manager= \$76,256.73, facility attendant/janitorial= \$16,640, facility maintenance \$28,080, Summer FA/Pool Monitor \$7,280, \$1,600 for additional pool attendant hours
67	POOL MAINTENANCE - CONTRACT	VESTA	28,608.00	SERVICE TO BE PERFORMED 3X WEEKLY FOR 2 POOLS, ALL CHEMICALS ARE INCLUDED. INCLUDED IN THE VESTA CONTRACT
68	DOG WASTE STATION SUPPLIES	VESTA	5,460.00	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners.
69	MAINTENANCE REPAIR	MISCELLANEOUS	21,000.00	As needed for the repair & maintenance
70	OFFICE SUPPLIES	MISCELLANEOUS	1,200.00	Office Supplies for the facility
71	FURNITURE REPAIR/REPLACEMENT	MISCELLANEOUS	1,750.00	AS NEEDED FOR FURNITURE REPAIR & MAINTENANCE
72	POOL MAINTENANCE & REPAIRS	VESTA	2,000.00	ADDITIONAL SERVICE REPAIRS FOR THE POOLS
73	POOL PERMIT	STATE OF FLORIDA DEPARTMENT OF HEALTH	1,000.00	ESTIMATED



LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
O&M CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
74	COMMUNICATIONS (TEL, CELL, INT )	FRONTIER	5,000.00	Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Liong Lake Blvd.
75	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	AS NEEDED	2,000.00	As needed for repairs to HVAC system
76	COMPUTER SUPPORT MAINTENANCE & REPAIR	AS NEEDED	1,000.00	As needed repairs for the repairs of the computer system
77	PARK & PLAYGROUND MATINENANCE & REPAIRS	AS NEEDED	6,600.00	As needed for repairs to the athletic park
78	PEST CONTROL		2,460.00	Pursuant to contract for pest control services
79	CLUBHOUSE JANITORIAL SUPPLIES		3,000.00	
80	<b>TOTAL PARKS AND RECREATION</b>		<b>210,934.73</b>	
81	<b>PROJECT BUDGET</b>			
82	PRESSURE WASHING		35,000.00	
83	CAPITAL OUTLAY			
84	<b>TOTAL PROJECT BUDGET</b>		<b>35,000.00</b>	

**LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

O&M ADMIN BUDGET	
NET O&M ADMIN BUDGET	<b>\$164,764.00</b>
COUNTY COLLECTION COSTS	\$3,505.62
EARLY PAYMENT DISCOUNT	\$7,011.23
<b>GROSS O&amp;M ADMIN ASSESSMENT</b>	<b><u>\$175,280.85</u></b>

O&M FIELD BUDGET	
NET O&M FIELD BUDGET	<b>\$1,128,310.23</b>
COUNTY COLLECTION COSTS	\$24,006.60
EARLY PAYMENT DISCOUNT	\$48,013.20
<b>GROSS O&amp;M FIELD ASSESSMENT</b>	<b><u>\$1,200,330.03</u></b>

CAPITAL RESERVE FUND (CRF)	
NET CAPITAL RESERVE FUND	<b>\$300,000.00</b>
COUNTY COLLECTION COSTS	\$6,382.98
EARLY PAYMENT DISCOUNT	\$12,765.96
<b>GROSS CRF ASSESSMENT</b>	<b><u>\$319,148.94</u></b>

UNIT SIZE & PHASE	UNITS ASSESSED				ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2014A-1 DEBT SERVICE <sup>(1)</sup>	SERIES 2015A-1 DEBT SERVICE <sup>(1)</sup>	SERIES 2016 DEBT SERVICE <sup>(1)</sup>	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CAPITAL RESERVE	CAPITAL RESERVE PER LOT
<b>PHASES 1 &amp; 2</b>																			
TOWNHOME/ATTACHED	116	116			1.00	116.0	13.65%	\$23,920.68	\$206.21	0.85	98.6	12.03%	\$144,438.05	\$1,245.16	0.85	98.6	12.03%	\$38,403.81	\$331.07
SINGLE FAMILY 45'	86	86			1.00	86.0	10.12%	\$17,734.30	\$206.21	0.95	81.7	9.97%	\$119,681.43	\$1,391.64	0.95	81.7	9.97%	\$31,821.42	\$370.02
SINGLE FAMILY 55'	144	142			1.00	144.0	16.94%	\$29,694.64	\$206.21	1.00	144.0	17.57%	\$210,944.01	\$1,464.89	1.00	144.0	17.57%	\$56,086.71	\$389.49
SINGLE FAMILY 65'	35	35			1.00	35.0	4.12%	\$7,217.45	\$206.21	1.05	36.8	4.48%	\$53,834.67	\$1,538.13	1.05	36.8	4.48%	\$14,313.79	\$408.97
<b>PHASE 3</b>																			
TOWNHOME/ATTACHED	83		83		1.00	83.0	9.76%	\$17,115.66	\$206.21	0.85	70.6	8.61%	\$103,347.92	\$1,245.16	0.85	70.6	8.61%	\$27,478.59	\$331.07
SINGLE FAMILY 45'	28		28		1.00	28.0	3.29%	\$5,773.96	\$206.21	0.95	26.6	3.25%	\$38,966.05	\$1,391.64	0.95	26.6	3.25%	\$10,360.46	\$370.02
SINGLE FAMILY 55'	110		110		1.00	110.0	12.94%	\$22,683.40	\$206.21	1.00	110.0	13.42%	\$161,137.79	\$1,464.89	1.00	110.0	13.42%	\$42,844.01	\$389.49
SINGLE FAMILY 65'	49		49		1.00	49.0	5.76%	\$10,104.43	\$206.21	1.05	51.5	6.28%	\$75,368.54	\$1,538.13	1.05	51.5	6.28%	\$20,039.31	\$408.97
<b>PHASE 4</b>																			
SINGLE FAMILY 45'	61			60	1.00	61.0	7.18%	\$12,578.98	\$206.21	0.95	58.0	7.07%	\$84,890.32	\$1,391.64	0.95	58.0	7.07%	\$22,571.00	\$370.02
SINGLE FAMILY 55'	62			62	1.00	62.0	7.29%	\$12,785.19	\$206.21	1.00	62.0	7.57%	\$90,823.12	\$1,464.89	1.00	62.0	7.57%	\$24,148.44	\$389.49
SINGLE FAMILY 65'	76			75	1.00	76.0	8.94%	\$15,672.17	\$206.21	1.05	79.8	9.74%	\$116,898.14	\$1,538.13	1.05	79.8	9.74%	\$31,081.38	\$408.97
	<u>850</u>	<u>379</u>	<u>270</u>	<u>197</u>		<u>850.0</u>	<u>100.00%</u>	<u>\$175,280.85</u>			<u>819.4</u>	<u>100.00%</u>	<u>\$1,200,330.03</u>			<u>819.4</u>	<u>100.00%</u>	<u>\$319,148.94</u>	

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT <sup>(2)</sup>				PROPOSED TOTAL PER UNIT <sup>(3)</sup>
	TOTAL O&M & CRF PER LOT	SERIES 2014A-1 DEBT SERVICE	SERIES 2015A-1 DEBT SERVICE	SERIES 2016 DEBT SERVICE	
PHASES 1 & 2					
TOWNHOME/ATTACHED	\$1,782.44	\$637.76			\$2,420.20
SINGLE FAMILY 45'	\$1,967.87	\$850.34			\$2,818.21
SINGLE FAMILY 55'	\$2,060.59	\$1,062.93			\$3,123.52
SINGLE FAMILY 65'	\$2,153.31	\$1,169.22			\$3,322.53
PHASE 3					
TOWNHOME/ATTACHED	\$1,782.44		\$637.76		\$2,420.20
SINGLE FAMILY 45'	\$1,967.87		\$850.34		\$2,818.21
SINGLE FAMILY 55'	\$2,060.59		\$1,062.93		\$3,123.52
SINGLE FAMILY 65'	\$2,153.31		\$1,169.22		\$3,322.53
PHASE 4					
SINGLE FAMILY 45'	\$1,967.87			\$850.04	\$2,817.91
SINGLE FAMILY 55'	\$2,060.59			\$1,062.55	\$3,123.14
SINGLE FAMILY 65'	\$2,153.31			\$1,168.80	\$3,322.11

UNIT SIZE & PHASE	FY 2023 O&M PER LOT	FY 2024 O&M PER LOT	\$ VARIANCE PER LOT	\$ VARIANCE PER MONTH
<b>PHASES 1 &amp; 2</b>				
TOWNHOME/ATTACHED	\$1,309.19	\$1,451.37	\$142.18	\$11.85
SINGLE FAMILY 45'	\$1,440.83	\$1,597.86	\$157.02	\$13.09
SINGLE FAMILY 55'	\$1,506.65	\$1,671.10	\$164.45	\$13.70
SINGLE FAMILY 65'	\$1,572.48	\$1,744.35	\$171.87	\$14.32
<b>PHASE 3</b>				
TOWNHOME/ATTACHED	\$1,309.19	\$1,451.37	\$142.18	\$11.85
SINGLE FAMILY 45'	\$1,440.83	\$1,597.86	\$157.02	\$13.09
SINGLE FAMILY 55'	\$1,506.65	\$1,671.10	\$164.45	\$13.70
SINGLE FAMILY 65'	\$1,572.48	\$1,744.35	\$171.87	\$14.32
<b>PHASE 4</b>				
SINGLE FAMILY 45'	\$1,440.83	\$1,597.86	\$157.02	\$13.09
SINGLE FAMILY 55'	\$1,506.65	\$1,671.10	\$164.45	\$13.70
SINGLE FAMILY 65'	\$1,572.48	\$1,744.35	\$171.87	\$14.32

FY 2023 CRF PER LOT	FY 2024 CRF PER LOT	\$ VARIANCE PER LOT		\$ VARIANCE PER MONTH
\$245.68	\$331.07	\$85.38		\$7.12
\$274.59	\$370.02	\$95.43		\$7.95
\$289.04	\$389.49	\$100.45		\$8.37
\$303.49	\$408.97	\$105.47		\$8.79
\$245.68	\$331.07	\$85.38		\$7.12
\$274.59	\$370.02	\$95.43		\$7.95
\$289.04	\$389.49	\$100.45		\$8.37
\$303.49	\$408.97	\$105.47		\$8.79
\$274.59	\$370.02	\$95.43		\$7.95
\$289.04	\$389.49	\$100.45		\$8.37
\$303.49	\$408.97	\$105.47		\$8.79

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

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

<sup>(3)</sup> Annual assessments that will appear on the November, 2023 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
O&M ASSESSMENT HISTORY**

**FY 2021 TO FY 2022 VARIANCE**

PHASES 1 & 2	FY 2021 O&M	FY 2022 O&M	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,254.65	\$1,434.72	\$180.07	14.4%
SINGLE FAMILY 45'	\$1,384.06	\$1,581.76	\$197.70	14.3%
SINGLE FAMILY 55'	\$1,448.77	\$1,655.28	\$206.51	14.3%
SINGLE FAMILY 65'	\$1,513.47	\$1,728.80	\$215.33	14.2%
PHASE 3				
TOWNHOME/ATTACHED	\$1,254.65	\$1,434.72	\$180.07	14.4%
SINGLE FAMILY 45'	\$1,384.06	\$1,581.76	\$197.70	14.3%
SINGLE FAMILY 55'	\$1,448.77	\$1,655.28	\$206.51	14.3%
SINGLE FAMILY 65'	\$1,513.47	\$1,728.80	\$215.33	14.2%
PHASE 4				
SINGLE FAMILY 45'	\$1,384.06	\$1,581.76	\$197.70	14.3%
SINGLE FAMILY 55'	\$1,448.77	\$1,655.28	\$206.51	14.3%
SINGLE FAMILY 65'	\$1,513.47	\$1,728.80	\$215.33	14.2%

\* FY 2021 & 2022 O&M ASSESSMENTS INCLUDED THE RESERVE

**FY 2022 TO FY 2023 VARIANCE**

PHASES 1 & 2	FY 2022 O&M	FY 2023 O&M + CRF	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,434.72	\$1,554.87	\$120.15	8.4%
SINGLE FAMILY 45'	\$1,581.76	\$1,715.42	\$133.66	8.4%
SINGLE FAMILY 55'	\$1,655.28	\$1,795.69	\$140.41	8.5%
SINGLE FAMILY 65'	\$1,728.80	\$1,875.97	\$147.16	8.5%
PHASE 3				
TOWNHOME/ATTACHED	\$1,434.72	\$1,554.87	\$120.15	8.4%
SINGLE FAMILY 45'	\$1,581.76	\$1,715.42	\$133.66	8.4%
SINGLE FAMILY 55'	\$1,655.28	\$1,795.69	\$140.41	8.5%
SINGLE FAMILY 65'	\$1,728.80	\$1,875.97	\$147.16	8.5%
PHASE 4				
SINGLE FAMILY 45'	\$1,581.76	\$1,715.42	\$133.66	8.4%
SINGLE FAMILY 55'	\$1,655.28	\$1,795.69	\$140.41	8.5%
SINGLE FAMILY 65'	\$1,728.80	\$1,875.97	\$147.16	8.5%

\* FISCAL YEAR 2023 IS FIRST YEAR WITH AN O&M AND CRF ASSESSMENT

**FY 2023 TO FY 2024 VARIANCE**

PHASES 1 & 2	FY 2023 O&M	FY 2024 O&M	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,309.19	\$1,451.37	\$142.18	10.9%
SINGLE FAMILY 45'	\$1,440.83	\$1,597.86	\$157.02	10.9%
SINGLE FAMILY 55'	\$1,506.65	\$1,671.10	\$164.45	10.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,744.35	\$171.87	10.9%
PHASE 3				
TOWNHOME/ATTACHED	\$1,309.19	\$1,451.37	\$142.18	10.9%
SINGLE FAMILY 45'	\$1,440.83	\$1,597.86	\$157.02	10.9%
SINGLE FAMILY 55'	\$1,506.65	\$1,671.10	\$164.45	10.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,744.35	\$171.87	10.9%
PHASE 4				
SINGLE FAMILY 45'	\$1,440.83	\$1,597.86	\$157.02	10.9%
SINGLE FAMILY 55'	\$1,506.65	\$1,671.10	\$164.45	10.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,744.35	\$171.87	10.9%

PHASES 1 & 2	FY 2023 CRF	FY 2024 CRF	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$245.68	\$331.07	\$85.38	34.8%
SINGLE FAMILY 45'	\$274.59	\$370.02	\$95.43	34.8%
SINGLE FAMILY 55'	\$289.04	\$389.49	\$100.45	34.8%
SINGLE FAMILY 65'	\$303.49	\$408.97	\$105.47	34.8%
PHASE 3				
TOWNHOME/ATTACHED	\$245.68	\$331.07	\$85.38	34.8%
SINGLE FAMILY 45'	\$274.59	\$370.02	\$95.43	34.8%
SINGLE FAMILY 55'	\$289.04	\$389.49	\$100.45	34.8%
SINGLE FAMILY 65'	\$303.49	\$408.97	\$105.47	34.8%
PHASE 4				
SINGLE FAMILY 45'	\$274.59	\$370.02	\$95.43	34.8%
SINGLE FAMILY 55'	\$289.04	\$389.49	\$100.45	34.8%
SINGLE FAMILY 65'	\$303.49	\$408.97	\$105.47	34.8%

**LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
DEBT SERVICE REQUIREMENTS**

	Chart of Accounts	Series 2014A-1	Series 2015A-1	Series 2016	FY 2022-2023 Budget
1	<b>REVENUES</b>				
2	NET SPECIAL ASSESSMENTS <sup>(1)</sup>	\$ 318,994	\$ 235,938	\$ 191,881	\$ 746,813
3					
4	<b>TOTAL REVENUES</b>	<b>318,994</b>	<b>235,938</b>	<b>191,881</b>	<b>746,813</b>
5					
6	<b>EXPENDITURES</b>				
7	DEBT SERVICE REQUIREMENT				
8	5/1/2024				
9	INTEREST	113,231	86,319	61,800	261,350
10	PRINCIPAL	90,000	65,000	65,000	220,000
11	11/1/2024				
12	INTEREST	110,700	84,369	60,500	255,569
13					
14	<b>TOTAL EXPENDITURES</b>	<b>313,931</b>	<b>235,688</b>	<b>187,300</b>	<b>736,919</b>
15					
16	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 5,063</b>	<b>\$ 250</b>	<b>\$ 4,581</b>	<b>\$ 9,894</b>

Net Debt Service Assessments	\$ 746,812.50
Pasco County Collection Costs (2%) and Early Payment Discounts (4%)	\$ 47,668.88
<b>Gross Debt Service Assessments</b>	<b>\$ 794,481.38</b>

<sup>(1)</sup> Maximum Annual Debt Service (MADS) less any prepaid assessments received.

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2014A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						3,955,000
11/1/2021		5.625%	118,153	118,153	118,153	3,955,000
5/1/2022	85,000	5.625%	118,153	203,153		3,870,000
11/1/2022	-	5.625%	115,763	115,763	318,916	3,870,000
5/1/2023	90,000	5.625%	115,763	205,763		3,780,000
11/1/2023	-	5.625%	113,231	113,231	318,994	3,780,000
5/1/2024	90,000	5.625%	113,231	203,231		3,690,000
11/1/2024	-	6.000%	110,700	110,700	313,931	3,690,000
5/1/2025	100,000	6.000%	110,700	210,700		3,590,000
11/1/2025	-	6.000%	107,700	107,700	318,400	3,590,000
5/1/2026	105,000	6.000%	107,700	212,700		3,485,000
11/1/2026	-	6.000%	104,550	104,550	317,250	3,485,000
5/1/2027	110,000	6.000%	104,550	214,550		3,375,000
11/1/2027	-	6.000%	101,250	101,250	315,800	3,375,000
5/1/2028	120,000	6.000%	101,250	221,250		3,255,000
11/1/2028	-	6.000%	97,650	97,650	318,900	3,255,000
5/1/2029	125,000	6.000%	97,650	222,650		3,130,000
11/1/2029	-	6.000%	93,900	93,900	316,550	3,130,000
5/1/2030	135,000	6.000%	93,900	228,900		2,995,000
11/1/2030	-	6.000%	89,850	89,850	318,750	2,995,000
5/1/2031	140,000	6.000%	89,850	229,850		2,855,000
11/1/2031	-	6.000%	85,650	85,650	315,500	2,855,000
5/1/2032	150,000	6.000%	85,650	235,650		2,705,000
11/1/2032	-	6.000%	81,150	81,150	316,800	2,705,000
5/1/2033	160,000	6.000%	81,150	241,150		2,545,000
11/1/2033	-	6.000%	76,350	76,350	317,500	2,545,000
5/1/2034	170,000	6.000%	76,350	246,350		2,375,000
11/1/2034	-	6.000%	71,250	71,250	317,600	2,375,000
5/1/2035	180,000	6.000%	71,250	251,250		2,195,000
11/1/2035	-	6.000%	65,850	65,850	317,100	2,195,000
5/1/2036	190,000	6.000%	65,850	255,850		2,005,000
11/1/2036	-	6.000%	60,150	60,150	316,000	2,005,000
5/1/2037	200,000	6.000%	60,150	260,150		1,805,000
11/1/2037	-	6.000%	54,150	54,150	314,300	1,805,000
5/1/2038	215,000	6.000%	54,150	269,150		1,590,000
11/1/2038	-	6.000%	47,700	47,700	316,850	1,590,000
5/1/2039	230,000	6.000%	47,700	277,700		1,360,000
11/1/2039	-	6.000%	40,800	40,800	318,500	1,360,000

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2014A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
5/1/2040	240,000	6.000%	40,800	280,800		1,120,000
11/1/2040	-	6.000%	33,600	33,600	314,400	1,120,000
5/1/2041	255,000	6.000%	33,600	288,600		865,000
11/1/2041	-	6.000%	25,950	25,950	314,550	865,000
5/1/2042	270,000	6.000%	25,950	295,950		595,000
11/1/2042	-	6.000%	17,850	17,850	313,800	595,000
5/1/2043	290,000	6.000%	17,850	307,850		305,000
11/1/2043	-	6.000%	9,150	9,150	317,000	305,000
5/1/2044	305,000	6.000%	9,150	314,150	314,150	-
<b>Total</b>	<b>\$ 3,955,000</b>		<b>\$ 3,444,694</b>	<b>\$ 7,399,694</b>	<b>\$ 7,399,694</b>	

Max Annual DS: 318,994

**Footnote:**

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

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2015A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

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

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2015A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/2040	165,000	6.250%	36,563	201,563		1,005,000
11/1/2040	-	6.250%	31,406	31,406	232,969	1,005,000
5/1/2041	175,000	6.250%	31,406	206,406		830,000
11/1/2041		6.250%	25,938	25,938	232,344	830,000
5/1/2042	190,000	6.250%	25,938	215,938		640,000
11/1/2042	-	6.250%	20,000	20,000	235,938	640,000
5/1/2043	200,000	6.250%	20,000	220,000		440,000
11/1/2043	-	6.250%	13,750	13,750	233,750	440,000
5/1/2044	215,000	6.250%	13,750	228,750		225,000
11/1/2044		6.250%	7,031	7,031	235,781	225,000
5/1/2045	225,000	6.250%	7,031	232,031	232,031	-
<b>Total</b>	<b>\$ 2,920,000</b>		<b>\$ 2,772,438</b>	<b>\$ 5,692,438</b>	<b>\$ 5,692,438</b>	

Max Annual DS: 235,938

**Footnote:**

SECURITY REPAIRS & MAINTENANCE



**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2016 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

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

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2016 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
11/1/2041		4.750%	20,069	20,069	188,581	845,000
5/1/2042	155,000	4.750%	20,069	175,069		690,000
11/1/2042	-	4.750%	16,388	16,388	191,456	690,000
5/1/2043	160,000	4.750%	16,388	176,388		530,000
11/1/2043	-	4.750%	12,588	12,588	188,975	530,000
5/1/2044	170,000	4.750%	12,588	182,588		360,000
11/1/2044		4.750%	8,550	8,550	191,138	360,000
5/1/2045	175,000	4.750%	8,550	183,550	183,550	185,000
11/1/2045		4.750%	4,394	4,394	4,394	185,000
5/1/2046	185,000	4.750%	4,394	189,394	189,394	-
<b>Total</b>	<b>\$ 2,725,000</b>		<b>\$ 1,821,425</b>	<b>\$ 4,546,425</b>	<b>\$ 4,546,425</b>	

Max Annual DS: 191,881

**Footnote:**

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

## Option 2 – Not Funding CIP

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-3/2023)	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY2023-FY2024
<b>REVENUE</b>						
<b>ASSESSMENTS LEVIED:</b>						
ASSESSMENTS LEVIED (NET ON-ROLL):	\$ 1,130,879	\$ 1,287,801	\$ 1,152,133	\$ 1,165,951	\$ 1,143,074	\$ (22,877)
<b>ADDITIONAL REVENUE:</b>						
TENNIS	1,257		600	1,440	1,440	-
ROOM RENTALS	335	2,710	485	150	1,000	850
INTEREST	350	260		125	125	-
ADVERTISEMENT RENTAL			4,800	-	-	-
MISC. REVENUE	8,829	42,014	275	-	-	-
FUND BALANCE FORWARD (removed)				-	-	-
<b>TOTAL REVENUE</b>	<b>1,141,650</b>	<b>1,332,786</b>	<b>1,158,293</b>	<b>1,167,666</b>	<b>1,145,639</b>	<b>(22,027)</b>
<b>EXPENDITURES</b>						
<b>ADMINISTRATIVE:</b>						
SUPERVISORS - REGULAR MEETINGS	9,139	9,585	3,600	10,000	9,600	(400)
SUPERVISORS - WORKSHOPS			600	2,000	800	(1,200)
PAYROLL TAXES (BOS)	459	750	321	734	734	-
PAYROLL SERVICES FEES	398	678	354	600	600	-
DISTRICT MANAGEMENT	17,458	18,448	9,954	20,000	20,000	-
ADMINISTRATIVE	6,171	3,962	5,500	11,000	11,000	-
ACCOUNTING	19,533	17,500	5,500	11,000	11,000	-
ASSESSMENT ROLL PREPERATION	8,933	3,667	2,500	5,000	5,000	-
DISSEMINATION AGENT	3,333	4,000	3,000	3,000	3,000	-
MEETING OVERAGES	-	648	-	-	-	-
DISTRICT COUNSEL	44,218	50,552	16,745	32,000	35,000	3,000
DISTRICT ENGINEER	9,275	13,521	2,668	13,500	14,000	500
ARBITRAGE REBATE CALCULATION	1,800	1,150	500	650	1,500	850
TRUSTEE FEES	10,843	11,701	8,081	15,701	15,701	-
BANK FEES	415	-	-	150	150	-
AUDITING	5,978	3,850	-	6,000	6,000	-
REGULATORY PERMITS AND FEES	275	175	175	175	175	-
PROPERTY TAXES	578	676	225	250	250	-
SALES TAX			461			-
LEGAL ADVERTISING	3,171	807	333	1,500	1,500	-
WEBSITE HOSTING	2,391	2,164	1,538	1,600	1,600	-
MISC. SERVICE	1,247			-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b>145,616</b>	<b>143,833</b>	<b>62,054</b>	<b>134,860</b>	<b>137,610</b>	<b>2,750</b>
<b>INSURANCE:</b>						
PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	18,226	18,865	20,564	22,628	27,154	4,526
<b>TOTAL INSURANCE</b>	<b>18,226</b>	<b>18,865</b>	<b>20,564</b>	<b>22,628</b>	<b>27,154</b>	<b>4,526</b>

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-3/2023)	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY2023-FY2024
42							
43	UTILITIES:						
44	UTILITIES - ELECTRICITY	38,999	77,939	25,739	90,000	90,000	-
45	UTILITIES - STREETLIGHTS	149,096	116,218	57,892	150,000	150,000	-
46	UTILITIES - WATER/SEWER	3,428	9,475	2,454	25,000	11,000	(14,000)
47	UTILITIES - RECLAIMED WATER	24,065	-	-	-	-	-
48	UTILITIES - SOLID WASTE ASSESSMENT					1,500	1,500
49	UTILITIES - SOLID WASTE REMOVAL	960	1,211	1,955	1,716	2,500	784
50	TOTAL UTILITIES	216,548	204,843	88,040	266,716	255,000	(11,716)
51							
52	SECURITY:						
53	SECURITY MONITORING SERVICES	16,448	2,349		-	-	-
54	SECURITY REPAIRS & MAINTENANCE	10,706	5,065	1,468	7,600	7,500	(100)
55	TOTAL SECURITY	27,154	7,414	1,468	7,600	7,500	(100)
56							
57	COMMUNITY MAINTENANCE						
58	FIELD SERVICES	4,167	5,000	2,526	5,051	5,051	-
59	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	1,614	600	1,934	3,500	4,000	500
60	AQUATIC MAINTENANCE	30,120	28,366	14,760	29,520	29,520	-
61	MITIGATION AREA MONITORING & MAINTENANCE	1,100	650	-	3,100	3,100	-
62	AQUATIC PLANT REPLACEMENT		1,950	-	2,500	2,750	250
63	STORMWATER SYSTEM MAINTENANCE	76		-	500	-	(500)
64	MIDGE FLY TREATMENTS			-	-	-	-
65	FISH STOCKING	6,006	1,445	-	11,100	11,100	-
66	LAKE & POND MAINTENANCE	-	-	-	2,000	20,000	18,000
67	ENTRY & WALLS MAINTENANCE	5,535	3,994	-	5,500	5,500	-
68	LANDSCAPE MAINTENANCE - CONTRACT	153,887	176,825	82,050	183,982	172,305	(11,677)
69	LANDSCAPE REPLACEMENT MULCH	25,500	56,325	60,000	70,000	70,000	-
70	LANDSCAPE REPALCEMENT ANNUALS	5,999	22,180	21,816	24,000	29,000	5,000
71	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	20,143	34,405	51,992	45,000	45,000	-
72	TREE TRIMMING & MAINTENANCE			675	16,000	16,000	-
73	OTHER LANDSCAPE -FIRE ANT TREAT	16,036		-	4,500	4,500	-
74	IRRIGATION REPAIRS & MAINTENANCE	8,752	11,528	1,753	6,000	12,000	6,000
75	DECORATIVE LIGHT MAINTENANCE	9,050	8,900	4,000	9,050	9,050	-
76	VOLUNTEER SUPPLIES					2,000	2,000
77	FIELD CONTINGENCY	27,764		2,424	22,931	22,000	(931)
78	TOTAL COMMUNITY MAINTENANCE	315,749	352,168	243,929	444,234	462,876	18,642
79							
80	ROAD & STREET FACILITIES						
81	SIDEWALK REPAIR & MAINTENANCE	4,000			1,000	1,000	-
82	ROADWAY REPAIR & MAINTENANCE	5,400	53		1,000	1,000	-
83	SIGNAGE REPAIR & REPLACEMENT	3,696	8,600		5,000	5,000	-
84	TOTAL ROAD & STREET FACILITIES	13,096	8,653	-	7,000	7,000	-

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-3/2023)	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY2023-FY2024
85						
86						
87	101,985	112,199	49,098	126,928	129,857	2,929
88	15,597		11,575	27,780	28,608	828
89	3,564	470	968	5,460	5,460	-
90	6,030	18,924	4,155	21,000	21,000	-
91	296	1,421	185	500	1,200	700
92		1,827	-	1,500	1,750	250
93	232		-			
94	12,960	2,491	667	1,500	2,000	500
95	560	611	-	1,000	1,000	-
96	6,536	3,594	1,754	5,000	5,000	-
97			-	2,000	2,000	-
98	126		596	1,000	1,000	-
99	3,570	4,790	1,233	6,000	6,600	600
100	2,350	1,200	600	2,460	2,460	-
101	3,456		47	2,500	3,000	500
102	<b>157,261</b>	<b>147,525</b>	<b>70,878</b>	<b>204,628</b>	<b>210,935</b>	<b>6,307</b>
103						-
104						
105		21,664	450	30,000	35,000	5,000
106	14,603	27,190	-	-	-	-
107	<b>14,603</b>	<b>48,854</b>	<b>450</b>	<b>30,000</b>	<b>35,000</b>	<b>5,000</b>
108						
109	<b>908,252</b>	<b>932,156</b>	<b>487,383</b>	<b>1,117,666</b>	<b>1,143,074</b>	<b>25,408</b>
110						
111	241,354	248,031	95,544	50,000	-	(50,000)
112						
113	<b>\$ (7,956)</b>	<b>\$ 152,599</b>	<b>\$ 575,366</b>	<b>\$ -</b>	<b>\$ 2,565</b>	<b>\$ 2,564</b>
114						
115						
116	336,494	328,538	481,137	481,137	481,137	-
117	(7,956)	152,599	575,366	-	2,565	2,564
118	<b>\$ 328,538</b>	<b>\$ 481,137</b>	<b>\$ 1,056,503</b>	<b>\$ 481,137</b>	<b>\$ 483,702</b>	<b>\$ 2,564</b>
119						
120						
121	227,063	233,039	121,846	279,416	285,769	6,352
122	101,475	248,098	934,658	201,721	197,934	(3,787)
123	<b>\$ 328,538</b>	<b>\$ 481,137</b>	<b>\$ 1,056,503</b>	<b>\$ 481,137</b>	<b>\$ 483,702</b>	<b>\$ 2,565</b>

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**CAPITAL RESERVE FUND (CRF)**

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
<b>1 REVENUES</b>					
2 SPECIAL ASSESSMENTS - ON ROLL (NET)			\$ 222,628	\$ 300,000	\$ 77,372
3 INTEREST & MISCELLANEOUS			-	-	-
<b>4 TOTAL REVENUES</b>	-	-	<b>222,628</b>	<b>300,000</b>	<b>77,372</b>
<b>5 EXPENDITURES</b>					
<b>6 CLUBHOUSE</b>					
7 CLUBHOUSE METAL ROOFING					
8 INTERIOR PAINT					
9 EXTERIOR PAINT					
10 HVAC 3.0 TONS					
11 OFFICE CARPETING					
12 LIFE SAFETY SYSTEMS MODERNIZATION					
13 COMMUNITY SECURITY CAMERA SYSTEM					
14 CLUBHOUSE FURNITURE	10,344				
15 OFFICE FURNITURE					
16 OFFICE COMPUTER AND PRINTER					
17 RESTROOMS REFURBISHMENT					
18 KITCHEN CABINETS					
19 KITCHEN REFRIGERATOR AND MICROWAVE					
20 TELEVISION					
<b>22 TOTAL CLUBHOUSE</b>	<b>10,344</b>		-	-	-
<b>24 ENTRY AREAS</b>					
25 ENTRY MONUMENTS METAL ROOFING					
26 ENTRY MONUMENTS PAINTING					
27 ENTRY MONUMENTS REFURBISHMENT					
<b>28 TOTAL ENTRY AREAS</b>	-		-	-	-
<b>30 FOXTAIL POOL AREA</b>					
31 POOL PUMPS AND EQUIPMENT					
32 POOL SHOWER					
33 POOL FURNITURE					
34 POOL MARCITE					
35 POOL PAVERS					
36 POOL FENCE 6' ALUMINUM					
37 POOL AREA PAVILION METAL ROOFING					
38 POOL AREA PAVILION PAINTING					
39 TRELLIS PAINTING					
40 TRELLIS REPLACEMENT					
41 POOL CABANA METAL ROOFING					
42 POOL CABANA EXTERIOR PAINTING					
43 POOL CABANA RESTROOMS REFURBISHMENT					
<b>44 TOTAL FOXTAIL POOL AREA</b>	-		-	-	-
<b>46 GROUNDS</b>					
47 SIDEWALK REPAIR ALLOWANCE					
48 STORMWATER DRAINAGE REPAIR ALLOWANCE				30,000	30,000
49 POND BANKS EROSION CONTROL					
50 POND FOUNTAINS AND CONTROLS					
51 SECURITY REPAIRS & MAINTENANCE					
52 BRIDGE FRAME AND PILINGS					
53 BRIDGE REPAIR ALLOWANCE					
54 WELL PUMPS					
55 MAINTENANCE VEHICLE				15,000	15,000
<b>56 TOTAL GROUNDS</b>	-		-	<b>45,000</b>	<b>45,000</b>
<b>58 MAIL AREAS</b>					
59 CLUBHOUSE MAIL PAVILION METAL ROOFING					
60 CLUBHOUSE MAIL PAVILION PAINTING					
61 CLUBHOUSE MAIL PAVILION PAINTING					
62 CLUBHOUSE MAIL KIOSKS					
63 FOXTAIL MAIL PAVILION METAL ROOFING					
64 FOXTAIL MAIL PAVILION PAINTING					
65 FOXTAIL MAIL KIOSKS					
66 PRIMROSE MAIL PAVILION METAL ROOFING					
67 PRIMROSE MAIL PAVILION PAINTING					
68 PRIMROSE MAIL KIOSKS					
<b>69 TOTAL MAIL AREAS</b>	-		-	-	-

**LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
CAPITAL RESERVE FUND (CRF)**

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
70					
71					
72					
73					
74					
75					
76				20,000	20,000
77				75,000	75,000
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LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
CAPITAL RESERVE FUND (CRF)

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
139 TOTAL WALLS AND FENCING	-		-	-	-
140					
141 TOTAL EXPENDITURES	10,344	-	-	140,000	140,000
142					
143 OTHER FINANCING SOURCES & USES					
144 TRANSFER IN FROM GENERAL FUND	241,354	236,580	50,000	-	(50,000)
145 CAPITAL IMPROVEMENT PLAN (CIP)	(4,267)		(92,276)		92,276
146 CONTINGENCY	-		(9,228)		9,228
147 TOTAL OTHER FINANCING SOURCES & USES	237,087	236,580	(51,504)	-	51,504
148					
149 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 226,743	\$ 236,580	\$ 171,124	\$ 160,000	\$ (11,124)
150					
151 FUND BALANCE					
152 FUND BALANCE - BEGINNING (FY2021 AUDITED)	443,509	670,252	906,832	1,077,957	
153 NET CHANGE IN FUND BALANCE	226,743	236,580	171,124	160,000	(11,124)
154 FUND BALANCE - ENDING	\$ 670,252	\$ 906,832	\$ 1,077,957	\$ 1,237,957	\$ (11,124)

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 ADOPTED BUDGET  
CAPITAL IMPROVEMENT PLAN (CIP)**

<b>Line #</b>	<b>Priority (1-5)</b>	<b>Description</b>	<b>Budgeted</b>
<b>1</b>	<b>FY 2023</b>	<b>Project(s)</b>	
<b>2</b>		Pool Furniture (Reserve Study-2026)	20,000
<b>3</b>		Pool Project	70,000
<b>4</b>		Fencing	64,388
<b>5</b>		<b>Landscape Reinvestment Projects-2023</b>	-
<b>6</b>		LLR Blvd Island 1 (Option 1)	30,650
<b>7</b>		LLR Blvd Island 2 (Option 3)	21,626
<b>8</b>	<b>FY 2024</b>	<b>Project(s)</b>	
<b>9</b>		Pool Resurfacing	75,000
<b>10</b>		Pool Furniture	20,000
<b>11</b>		Lakeside Drainage	30,000
<b>12</b>		Utility Vehicle	15,000
<b>Total Planned Capital Projects</b>			<b><u>\$ 346,663.77</u></b>

Key	
C	Critical
E	Essential

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
1	EXPENDITURES			
2	ADMINISTRATIVE			
3	SUPERVISORS - REGULAR MEETINGS	BOARD OF SUPERVISORS (BOS)	9,600.00	PER MEETING. 4 BOARD MEMBERS @ 200 EACH (ESTIMATE 12 MEETINGS)
4	SUPERVISORS - WORKSHOPS	BOARD OF SUPERVISORS	800.00	PER MEETING. 4 BOARD MEMBERS @ 200 EACH (ESTIMATE 1 MEETING)
5	PAYROLL TAXES (BOS)	FICA & FUTA	734.40	PAYROLL TAXED AT 7.65% (Board Of Supervisors)
6	PAYROLL SERVICE FEES	INNOVATIVE	600.00	APPROXIMATES \$50 PER PAY PERIOD & YE PROCESSING OF \$50
7	DISTRICT MANAGEMENT	VESTA	20,000.00	Services include the conducting of (1) two and one-half (2.5) hour board meeting per month, (one) 1 workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management. (Vesta is proposing a 4.2% increase total CPI increase for all services in FY2023)
8	ADMINISTRATIVE	VESTA	11,000.00	Services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of the agenda
9	ACCOUNTING	VESTA	11,000.00	Services include the preparation and delivery of the District's financial statements in accordance with GASB, accounts payable and receivable functions, asset tracking , the administration of reports required by the State of Florida
10	ASSESSMENT ROLL PREPARATION	VESTA	5,000.00	Services include all functions necessary for the timely billing, collection and reporting of the District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. Inclusive of assessment roll preparation and certification to the County.
11	DISSEMINATION AGENT	VESTA	3,000.00	The consultant shall serve as the District's dissemination agent under any applicable continuing disclosure undertaking of the District, which shall include fulfilling all duties of the Dissemination Agent set forth via the Trust Indenture
12	MEETING OVERCHARGES	VARIOUS	-	Miscellaneous items for administrative - such as meeting overtime
13	DISTRICT COUNSEL	KUTAK ROCK	35,000.00	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Management throughout the year. Amount is based on current sending of the District for this service.
14	DISTRICT ENGINEER	JOHNSON ENGINEERING	14,000.00	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments throughout the year. Amount reflected is based on current spending.
15	ARBITRAGE REBATE CALCULATION	LLS TAX SOLUTIONS	1,500.00	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code. The Rebate Analyst is required to verify tha the District has not received earnings higher than the yield of the bonds.
16	TRUSTEE FEES	US BANK	15,701.00	Confirmed amount with U.S. Bank - Trustee for outstanding Series and for the oversight of the various trust accounts related to the Serieoutstanding bonds. The trustee is chosen as part of the bond issuance process.
17	BANK FEES	VARIOUS	150.00	AMOUNT IS FOR MISC ITEMS SUCH AS PRINTED CHECKS OR ANY RETURNED DEPOSITS
18	AUDITING	GRAU	6,000.00	State law requires the District to undertake an annual independent audit. The budgeted amount reflects an estimated amount as the District will need to go our for RFP
19	REGULATORY AND PERMIT FEES	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES	175.00	STATUTORILY FIXED
20	TAX COLLECTOR	PASCO COUNTY GOVERNMENT	250.00	Property tax related to 2042 Lake Waters Place and 19037 Long Lake Ranch Blvd.
21	LEGAL ADVERTISEMENTS	VARIOUS PUBLICATIONS	1,500.00	The District is required to advertise various items pursuant to Statutory requirements. The items incude meeting schedules, special meeting notices, public hearings and bidding, etc. for the District and any other statutory requirements.
22	WEBSITE HOSTING		1,600.00	Costs associated with ongoing audits and website remediation for ADA compliance
23	<b>TOTAL ADMINISTRATIVE</b>		<b>137,610.40</b>	

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
24	<b>INSURANCE</b>			
25	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	Florida Insurance Alliance (FIA)	27,153.60	The District will incur expenditures for public officials and General Liability insurance
26	<b>TOTAL INSURANCE</b>		<b>27,153.60</b>	
27	<b>UTILITIES</b>			
28	UTILITIES - ELECTRICITY	DUKE ENERGY	90,000.00	
29	UTILITIES - STREETLIGHTS	DUKE ENERGY	150,000.00	
30	UTILITIES - WATER/SEWER	PASCO COUNTY UTILITIES	11,000.00	Water and sewer services for 0 Community Center and 18981 Long Lake Ranch Blvd. (Estimates for Utilities are up 15%)
31	UTILITIES - SOLID WASTE ASSESSMENT	COUNTY SANITATION	1,500.00	
32	UTILITIES - SOLID WASTE REMOVAL	COUNTY SANITATION	2,500.00	Solid waste disposal services
33	<b>TOTAL UTILITIES</b>		<b>255,000.00</b>	
34	<b>SECURITY</b>			
35	SECURITY MONITORING SERVICES		-	Removed
36	SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT REPAIRS & MAINT, ACCESS CARDS)		7,500.00	VARIOUS REPAIRS & MAINTENANCE TO THE EXISTING HARDWARE INFRASTRUCTURE
37	<b>TOTAL SECURITY</b>		<b>7,500.00</b>	
38	<b>PHYSICAL ENVIRONMENT</b>			
39	FIELD SERVICES	VESTA	5,050.50	Services include oversight of field services maintenance, including managing vendor contracts relating to District facilities and landscape/irrigation maintenance (Vesta proposed CPI increase of 5% for Field Services)
40	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	LAKE DOCTORS	4,000.00	Equipment under agreement is (1) Vertex fountain at Borrow Lake, (1) at Pond 20, (1) at Pond 30, & (2) at Big Lake. Includes inspection of moving parts, wear and tear, filter cleaning and nozzle cleaning - \$1,920. Added additional for parts for repair if needed
41	AQUATIC MAINTENANCE	GHS ENVIRONMENTAL	29,520.00	Aquatic weed control in the 26 ponds/floodplain areas
42	MITIGATION AREA MONITORING & MAINTENANCE		3,100.00	Mitigation Maintenance & Compliance Monitoring
43	AQUATIC PLANT REPLACEMENT	GHS ENVIRONMENTAL	2,750.00	Plantings to increase the overall health of the pond while also providing for erosion stabilization
44	STORMWATER SYSTEM MAINTENANCE	MISCELLANEOUS	-	
45	MIDGE FLY TREATMENTS	GHS ENVIRONMENTAL	-	
46	FISH STOCKING	GHS ENVIRONMENTAL	11,100.00	MOSQUITO FISH STOCKING
47	LAKE & POND MAINTENANCE	MISCELLANEOUS	20,000.00	
48	ENTRY & WALLS MAINTENANCE	MISCELLANEOUS	5,500.00	

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
49	LANDSCAPE MAINTENANCE - CONTRACT	RED TREE	172,305.00	
50	LANDSCAPE REPLACEMENT MULCH	RED TREE	70,000.00	MULCH - \$30,000 PER APPLICATION FOR 800 CY. ADDITIONAL MULCH NEEDS INCREASED BY 700 CY
51	LANDSCAPE REPLACEMENT ANNUALS	RED TREE	29,000.00	
52	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	RED TREE	45,000.00	ADDITIONAL AMOUNTS APPROPRIATED FOR THE REPLACEMENT OF PLANT ASSETS
53	TREE TRIMMING & MAINTENANCE	RED TREE	16,000.00	ANNUAL TREE TRIMMING AND MAINTENANCE
54	OTHER LANDSCAPE-FIRE ANT TREAT	RED TREE	4,500.00	AS NEEDED FOR THE TREATMENT OF FIRE ANTS
55	SECURITY REPAIRS & MAINTENANCE	RED TREE	12,000.00	ESTIMATED FOR PARTS & LABOR TO REPAIR THE IRRIGATION SYSTEM
56	DECORATIVE LIGHT MAINTENANCE	TBD	9,050.00	HOLIDAY LIGHTING FOR 12 ENTRY MONUMENTS
57	VOLUNTEER SUPPLIES		2,000.00	
58	FIELD CONTINGENCY	CONTINGENCY	22,000.00	FOR MISCELLANEOUS UNBUDGETED EXPENSES
59	<b>TOTAL PHYSICAL ENVIROMENT</b>		<b>462,875.50</b>	
60	<b>ROAD &amp; STREET FACILITIES</b>			
61	SIDEWALK REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY SIDEWALK RELATED ISSUES
62	ROADWAY REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY ROADWAY ISSUES
63	SIGNAGE REPAIR & REPLACEMENT	MISCELLANEOUS	5,000.00	REPAIRS FOR ANY STREET SIGNS
64	<b>TOTAL ROAD &amp; STREET FACILITIES</b>		<b>7,000.00</b>	
65	<b>PARKS AND RECREATION</b>			
66	CLUBHOUSE MANAGEMENT	VESTA	129,856.73	Clubhouse Manager= \$76,256.73, facility attendant/janitorial= \$16,640, facility maintenance \$28,080, Summer FA/Pool Monitor \$7,280, \$1,600 for additional pool attendant hours
67	POOL MAINTENANCE - CONTRACT	VESTA	28,608.00	SERVICE TO BE PERFORMED 3X WEEKLY FOR 2 POOLS, ALL CHEMICALS ARE INCLUDED. INCLUDED IN THE VESTA CONTRACT
68	DOG WASTE STATION SUPPLIES	VESTA	5,460.00	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners.
69	MAINTENANCE REPAIR	MISCELLANEOUS	21,000.00	As needed for the repair & maintenance
70	OFFICE SUPPLIES	MISCELLANEOUS	1,200.00	Office Supplies for the facility
71	FURNITURE REPAIR/REPLACEMENT	MISCELLANEOUS	1,750.00	AS NEEDED FOR FURNITURE REPAIR & MAINTENANCE
72	POOL MAINTENANCE & REPAIRS	VESTA	2,000.00	ADDITIONAL SERVICE REPAIRS FOR THE POOLS
73	POOL PERMIT	STATE OF FLORIDA DEPARTMENT OF HEALTH	1,000.00	ESTIMATED

LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
O&M CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
74	COMMUNICATIONS (TEL, CELL, INT )	FRONTIER	5,000.00	Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Liong Lake Blvd.
75	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	AS NEEDED	2,000.00	As needed for repairs to HVAC system
76	COMPUTER SUPPORT MAINTENANCE & REPAIR	AS NEEDED	1,000.00	As needed repairs for the repairs of the computer system
77	PARK & PLAYGROUND MATINENANCE & REPAIRS	AS NEEDED	6,600.00	As needed for repairs to the athletic park
78	PEST CONTROL		2,460.00	Pursuant to contract for pest control services
79	CLUBHOUSE JANITORIAL SUPPLIES		3,000.00	
80	<b>TOTAL PARKS AND RECREATION</b>		<b>210,934.73</b>	
81	<b>PROJECT BUDGET</b>			
82	PRESSURE WASHING		35,000.00	
83	CAPITAL OUTLAY			
84	<b>TOTAL PROJECT BUDGET</b>		<b>35,000.00</b>	

**LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

O&M ADMIN BUDGET					O&M FIELD BUDGET					CAPITAL RESERVE FUND (CRF)							
NET O&M ADMIN BUDGET					\$164,764.00	NET O&M FIELD BUDGET					\$978,310.23	NET CAPITAL RESERVE FUND					\$300,000.00
COUNTY COLLECTION COSTS					\$3,505.62	COUNTY COLLECTION COSTS					\$20,815.11	COUNTY COLLECTION COSTS					\$6,382.98
EARLY PAYMENT DISCOUNT					\$7,011.23	EARLY PAYMENT DISCOUNT					\$41,630.22	EARLY PAYMENT DISCOUNT					\$12,765.96
GROSS O&M ADMIN ASSESSMENT					<u>\$175,280.85</u>	GROSS O&M FIELD ASSESSMENT					<u>\$1,040,755.56</u>	GROSS CRF ASSESSMENT					<u>\$319,148.94</u>

ALLOCATION OF ADMIN O&M ASSESSMENT					
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	
1.00	116.0	13.65%	\$23,920.68	\$206.21	
1.00	86.0	10.12%	\$17,734.30	\$206.21	
1.00	144.0	16.94%	\$29,694.64	\$206.21	
1.00	35.0	4.12%	\$7,217.45	\$206.21	
1.00	83.0	9.76%	\$17,115.66	\$206.21	
1.00	28.0	3.29%	\$5,773.96	\$206.21	
1.00	110.0	12.94%	\$22,683.40	\$206.21	
1.00	49.0	5.76%	\$10,104.43	\$206.21	
1.00	61.0	7.18%	\$12,578.98	\$206.21	
1.00	62.0	7.29%	\$12,785.19	\$206.21	
1.00	76.0	8.94%	\$15,672.17	\$206.21	
850.0			100.00%	<u>\$175,280.85</u>	

ALLOCATION OF FIELD O&M ASSESSMENT					
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT	
0.85	98.6	12.03%	\$125,236.15	\$1,079.62	
0.95	81.7	9.97%	\$103,770.72	\$1,206.64	
1.00	144.0	17.57%	\$182,900.66	\$1,270.14	
1.05	36.8	4.48%	\$46,677.77	\$1,333.65	
0.85	70.6	8.61%	\$89,608.62	\$1,079.62	
0.95	26.6	3.25%	\$33,785.82	\$1,206.64	
1.00	110.0	13.42%	\$139,715.78	\$1,270.14	
1.05	51.5	6.28%	\$65,348.88	\$1,333.65	
0.95	58.0	7.07%	\$73,604.81	\$1,206.64	
1.00	62.0	7.57%	\$78,748.90	\$1,270.14	
1.05	79.8	9.74%	\$101,357.45	\$1,333.65	
819.4			100.00%	<u>\$1,040,755.56</u>	

ALLOCATION OF CAPITAL RESERVE ASSESSMENT					
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CAPITAL RESERVE	CAPITAL RESERVE PER LOT	
0.85	98.6	12.03%	\$38,403.81	\$331.07	
0.95	81.7	9.97%	\$31,821.42	\$370.02	
1.00	144.0	17.57%	\$56,086.71	\$389.49	
1.05	36.8	4.48%	\$14,313.79	\$408.97	
0.85	70.6	8.61%	\$27,478.59	\$331.07	
0.95	26.6	3.25%	\$10,360.46	\$370.02	
1.00	110.0	13.42%	\$42,844.01	\$389.49	
1.05	51.5	6.28%	\$20,039.31	\$408.97	
0.95	58.0	7.07%	\$22,571.00	\$370.02	
1.00	62.0	7.57%	\$24,148.44	\$389.49	
1.05	79.8	9.74%	\$31,081.38	\$408.97	
819.4			100.00%	<u>\$319,148.94</u>	

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT <sup>(2)</sup>					PROPOSED TOTAL PER UNIT <sup>(3)</sup>
	TOTAL O&M & CRF PER LOT	SERIES 2014A-1 DEBT SERVICE	SERIES 2015A-1 DEBT SERVICE	SERIES 2016 DEBT SERVICE		
<b>PHASES 1 &amp; 2</b>						
TOWNHOME/ATTACHED	\$1,616.90	\$637.76				<b>\$2,254.66</b>
SINGLE FAMILY 45'	\$1,782.87	\$850.34				<b>\$2,633.21</b>
SINGLE FAMILY 55'	\$1,865.85	\$1,062.93				<b>\$2,928.78</b>
SINGLE FAMILY 65'	\$1,948.83	\$1,169.22				<b>\$3,118.05</b>
<b>PHASE 3</b>						
TOWNHOME/ATTACHED	\$1,616.90		\$637.76			<b>\$2,254.66</b>
SINGLE FAMILY 45'	\$1,782.87		\$850.34			<b>\$2,633.21</b>
SINGLE FAMILY 55'	\$1,865.85		\$1,062.93			<b>\$2,928.78</b>
SINGLE FAMILY 65'	\$1,948.83		\$1,169.22			<b>\$3,118.05</b>
<b>PHASE 4</b>						
SINGLE FAMILY 45'	\$1,782.87			\$850.04		<b>\$2,632.91</b>
SINGLE FAMILY 55'	\$1,865.85			\$1,062.55		<b>\$2,928.40</b>
SINGLE FAMILY 65'	\$1,948.83			\$1,168.80		<b>\$3,117.63</b>

UNIT SIZE & PHASE	FY 2023 O&M PER LOT	FY 2024 O&M PER LOT	\$ VARIANCE PER LOT	\$ VARIANCE PER MONTH
<b>PHASES 1 &amp; 2</b>				
TOWNHOME/ATTACHED	\$1,309.19	\$1,285.83	-\$23.36	-\$1.95
SINGLE FAMILY 45'	\$1,440.83	\$1,412.85	-\$27.98	-\$2.33
SINGLE FAMILY 55'	\$1,506.65	\$1,476.36	-\$30.30	-\$2.52
SINGLE FAMILY 65'	\$1,572.48	\$1,539.86	-\$32.61	-\$2.72
<b>PHASE 3</b>				
TOWNHOME/ATTACHED	\$1,309.19	\$1,285.83	-\$23.36	-\$1.95
SINGLE FAMILY 45'	\$1,440.83	\$1,412.85	-\$27.98	-\$2.33
SINGLE FAMILY 55'	\$1,506.65	\$1,476.36	-\$30.30	-\$2.52
SINGLE FAMILY 65'	\$1,572.48	\$1,539.86	-\$32.61	-\$2.72
<b>PHASE 4</b>				
SINGLE FAMILY 45'	\$1,440.83	\$1,412.85	-\$27.98	-\$2.33
SINGLE FAMILY 55'	\$1,506.65	\$1,476.36	-\$30.30	-\$2.52
SINGLE FAMILY 65'	\$1,572.48	\$1,539.86	-\$32.61	-\$2.72

	FY 2023 CRF PER LOT	FY 2024 CRF PER LOT	\$ VARIANCE PER LOT	\$ VARIANCE PER MONTH
	\$245.68	\$331.07	\$85.38	\$7.12
	\$274.59	\$370.02	\$95.43	\$7.95
	\$289.04	\$389.49	\$100.45	\$8.37
	\$303.49	\$408.97	\$105.47	\$8.79
	\$245.68	\$331.07	\$85.38	\$7.12
	\$274.59	\$370.02	\$95.43	\$7.95
	\$289.04	\$389.49	\$100.45	\$8.37
	\$303.49	\$408.97	\$105.47	\$8.79
	\$274.59	\$370.02	\$95.43	\$7.95
	\$289.04	\$389.49	\$100.45	\$8.37
	\$303.49	\$408.97	\$105.47	\$8.79

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

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

<sup>(3)</sup> Annual assessments that will appear on the November, 2023 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**O&M ASSESSMENT HISTORY**

**FY 2021 TO FY 2022 VARIANCE**

PHASES 1 & 2	FY 2021 O&M	FY 2022 O&M	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,254.65	\$1,434.72	\$180.07	14.4%
SINGLE FAMILY 45'	\$1,384.06	\$1,581.76	\$197.70	14.3%
SINGLE FAMILY 55'	\$1,448.77	\$1,655.28	\$206.51	14.3%
SINGLE FAMILY 65'	\$1,513.47	\$1,728.80	\$215.33	14.2%
PHASE 3				
TOWNHOME/ATTACHED	\$1,254.65	\$1,434.72	\$180.07	14.4%
SINGLE FAMILY 45'	\$1,384.06	\$1,581.76	\$197.70	14.3%
SINGLE FAMILY 55'	\$1,448.77	\$1,655.28	\$206.51	14.3%
SINGLE FAMILY 65'	\$1,513.47	\$1,728.80	\$215.33	14.2%
PHASE 4				
SINGLE FAMILY 45'	\$1,384.06	\$1,581.76	\$197.70	14.3%
SINGLE FAMILY 55'	\$1,448.77	\$1,655.28	\$206.51	14.3%
SINGLE FAMILY 65'	\$1,513.47	\$1,728.80	\$215.33	14.2%

\* FY 2021 & 2022 O&M ASSESSMENTS INCLUDED THE RESERVE

**FY 2022 TO FY 2023 VARIANCE**

PHASES 1 & 2	FY 2022 O&M	FY 2023 O&M + CRF	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,434.72	\$1,554.87	\$120.15	8.4%
SINGLE FAMILY 45'	\$1,581.76	\$1,715.42	\$133.66	8.4%
SINGLE FAMILY 55'	\$1,655.28	\$1,795.69	\$140.41	8.5%
SINGLE FAMILY 65'	\$1,728.80	\$1,875.97	\$147.16	8.5%
PHASE 3				
TOWNHOME/ATTACHED	\$1,434.72	\$1,554.87	\$120.15	8.4%
SINGLE FAMILY 45'	\$1,581.76	\$1,715.42	\$133.66	8.4%
SINGLE FAMILY 55'	\$1,655.28	\$1,795.69	\$140.41	8.5%
SINGLE FAMILY 65'	\$1,728.80	\$1,875.97	\$147.16	8.5%
PHASE 4				
SINGLE FAMILY 45'	\$1,581.76	\$1,715.42	\$133.66	8.4%
SINGLE FAMILY 55'	\$1,655.28	\$1,795.69	\$140.41	8.5%
SINGLE FAMILY 65'	\$1,728.80	\$1,875.97	\$147.16	8.5%

\* FISCAL YEAR 2023 IS FIRST YEAR WITH AN O&M AND CRF ASSESSMENT

**FY 2023 TO FY 2024 VARIANCE**

PHASES 1 & 2	FY 2023 O&M	FY 2024 O&M	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,309.19	\$1,285.83	-\$23.36	-1.8%
SINGLE FAMILY 45'	\$1,440.83	\$1,412.85	-\$27.98	-1.9%
SINGLE FAMILY 55'	\$1,506.65	\$1,476.36	-\$30.30	-2.0%
SINGLE FAMILY 65'	\$1,572.48	\$1,539.86	-\$32.61	-2.1%
PHASE 3				
TOWNHOME/ATTACHED	\$1,309.19	\$1,285.83	-\$23.36	-1.8%
SINGLE FAMILY 45'	\$1,440.83	\$1,412.85	-\$27.98	-1.9%
SINGLE FAMILY 55'	\$1,506.65	\$1,476.36	-\$30.30	-2.0%
SINGLE FAMILY 65'	\$1,572.48	\$1,539.86	-\$32.61	-2.1%
PHASE 4				
SINGLE FAMILY 45'	\$1,440.83	\$1,412.85	-\$27.98	-1.9%
SINGLE FAMILY 55'	\$1,506.65	\$1,476.36	-\$30.30	-2.0%
SINGLE FAMILY 65'	\$1,572.48	\$1,539.86	-\$32.61	-2.1%

PHASES 1 & 2	FY 2023 CRF	FY 2024 CRF	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$245.68	\$331.07	\$85.38	34.8%
SINGLE FAMILY 45'	\$274.59	\$370.02	\$95.43	34.8%
SINGLE FAMILY 55'	\$289.04	\$389.49	\$100.45	34.8%
SINGLE FAMILY 65'	\$303.49	\$408.97	\$105.47	34.8%
PHASE 3				
TOWNHOME/ATTACHED	\$245.68	\$331.07	\$85.38	34.8%
SINGLE FAMILY 45'	\$274.59	\$370.02	\$95.43	34.8%
SINGLE FAMILY 55'	\$289.04	\$389.49	\$100.45	34.8%
SINGLE FAMILY 65'	\$303.49	\$408.97	\$105.47	34.8%
PHASE 4				
SINGLE FAMILY 45'	\$274.59	\$370.02	\$95.43	34.8%
SINGLE FAMILY 55'	\$289.04	\$389.49	\$100.45	34.8%
SINGLE FAMILY 65'	\$303.49	\$408.97	\$105.47	34.8%



**LONG LAKE RANCH CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
DEBT SERVICE REQUIREMENTS**

	<b>Chart of Accounts</b>	<b>Series 2014A-1</b>	<b>Series 2015A-1</b>	<b>Series 2016</b>	<b>FY 2022-2023 Budget</b>
1	<b>REVENUES</b>				
2	NET SPECIAL ASSESSMENTS <sup>(1)</sup>	\$ 318,994	\$ 235,938	\$ 191,881	\$ 746,813
3					
4	<b>TOTAL REVENUES</b>	<b>318,994</b>	<b>235,938</b>	<b>191,881</b>	<b>746,813</b>
5					
6	<b>EXPENDITURES</b>				
7	DEBT SERVICE REQUIREMENT				
8	5/1/2024				
9	INTEREST	113,231	86,319	61,800	261,350
10	PRINCIPAL	90,000	65,000	65,000	220,000
11	11/1/2024				
12	INTEREST	110,700	84,369	60,500	255,569
13					
14	<b>TOTAL EXPENDITURES</b>	<b>313,931</b>	<b>235,688</b>	<b>187,300</b>	<b>736,919</b>
15					
16	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 5,063</b>	<b>\$ 250</b>	<b>\$ 4,581</b>	<b>\$ 9,894</b>

Net Debt Service Assessments	\$ 746,812.50
Pasco County Collection Costs (2%) and Early Payment Discounts (4%)	\$ 47,668.88
<b>Gross Debt Service Assessments</b>	<b>\$ 794,481.38</b>

<sup>(1)</sup> Maximum Annual Debt Service (MADS) less any prepaid assessments received.

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2014A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						3,955,000
11/1/2021		5.625%	118,153	118,153	118,153	3,955,000
5/1/2022	85,000	5.625%	118,153	203,153		3,870,000
11/1/2022	-	5.625%	115,763	115,763	318,916	3,870,000
5/1/2023	90,000	5.625%	115,763	205,763		3,780,000
11/1/2023	-	5.625%	113,231	113,231	318,994	3,780,000
5/1/2024	90,000	5.625%	113,231	203,231		3,690,000
11/1/2024	-	6.000%	110,700	110,700	313,931	3,690,000
5/1/2025	100,000	6.000%	110,700	210,700		3,590,000
11/1/2025	-	6.000%	107,700	107,700	318,400	3,590,000
5/1/2026	105,000	6.000%	107,700	212,700		3,485,000
11/1/2026	-	6.000%	104,550	104,550	317,250	3,485,000
5/1/2027	110,000	6.000%	104,550	214,550		3,375,000
11/1/2027	-	6.000%	101,250	101,250	315,800	3,375,000
5/1/2028	120,000	6.000%	101,250	221,250		3,255,000
11/1/2028	-	6.000%	97,650	97,650	318,900	3,255,000
5/1/2029	125,000	6.000%	97,650	222,650		3,130,000
11/1/2029	-	6.000%	93,900	93,900	316,550	3,130,000
5/1/2030	135,000	6.000%	93,900	228,900		2,995,000
11/1/2030	-	6.000%	89,850	89,850	318,750	2,995,000
5/1/2031	140,000	6.000%	89,850	229,850		2,855,000
11/1/2031	-	6.000%	85,650	85,650	315,500	2,855,000
5/1/2032	150,000	6.000%	85,650	235,650		2,705,000
11/1/2032	-	6.000%	81,150	81,150	316,800	2,705,000
5/1/2033	160,000	6.000%	81,150	241,150		2,545,000
11/1/2033	-	6.000%	76,350	76,350	317,500	2,545,000
5/1/2034	170,000	6.000%	76,350	246,350		2,375,000
11/1/2034	-	6.000%	71,250	71,250	317,600	2,375,000
5/1/2035	180,000	6.000%	71,250	251,250		2,195,000
11/1/2035	-	6.000%	65,850	65,850	317,100	2,195,000
5/1/2036	190,000	6.000%	65,850	255,850		2,005,000
11/1/2036	-	6.000%	60,150	60,150	316,000	2,005,000
5/1/2037	200,000	6.000%	60,150	260,150		1,805,000
11/1/2037	-	6.000%	54,150	54,150	314,300	1,805,000
5/1/2038	215,000	6.000%	54,150	269,150		1,590,000
11/1/2038	-	6.000%	47,700	47,700	316,850	1,590,000
5/1/2039	230,000	6.000%	47,700	277,700		1,360,000
11/1/2039	-	6.000%	40,800	40,800	318,500	1,360,000

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2014A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
5/1/2040	240,000	6.000%	40,800	280,800		1,120,000
11/1/2040	-	6.000%	33,600	33,600	314,400	1,120,000
5/1/2041	255,000	6.000%	33,600	288,600		865,000
11/1/2041	-	6.000%	25,950	25,950	314,550	865,000
5/1/2042	270,000	6.000%	25,950	295,950		595,000
11/1/2042	-	6.000%	17,850	17,850	313,800	595,000
5/1/2043	290,000	6.000%	17,850	307,850		305,000
11/1/2043	-	6.000%	9,150	9,150	317,000	305,000
5/1/2044	305,000	6.000%	9,150	314,150	314,150	-
<b>Total</b>	<b>\$ 3,955,000</b>		<b>\$ 3,444,694</b>	<b>\$ 7,399,694</b>	<b>\$ 7,399,694</b>	

Max Annual DS: 318,994

**Footnote:**

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

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2015A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

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

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2015A-1 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/2040	165,000	6.250%	36,563	201,563		1,005,000
11/1/2040	-	6.250%	31,406	31,406	232,969	1,005,000
5/1/2041	175,000	6.250%	31,406	206,406		830,000
11/1/2041		6.250%	25,938	25,938	232,344	830,000
5/1/2042	190,000	6.250%	25,938	215,938		640,000
11/1/2042	-	6.250%	20,000	20,000	235,938	640,000
5/1/2043	200,000	6.250%	20,000	220,000		440,000
11/1/2043	-	6.250%	13,750	13,750	233,750	440,000
5/1/2044	215,000	6.250%	13,750	228,750		225,000
11/1/2044		6.250%	7,031	7,031	235,781	225,000
5/1/2045	225,000	6.250%	7,031	232,031	232,031	-
<b>Total</b>	<b>\$ 2,920,000</b>		<b>\$ 2,772,438</b>	<b>\$ 5,692,438</b>	<b>\$ 5,692,438</b>	

Max Annual DS: 235,938

**Footnote:**

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SECURITY REPAIRS & MAINTENANCE

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2016 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

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

**LONG LAKE RANCH CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2016 CAPITAL IMPROVEMENT REVENUE BOND AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
11/1/2041		4.750%	20,069	20,069	188,581	845,000
5/1/2042	155,000	4.750%	20,069	175,069		690,000
11/1/2042	-	4.750%	16,388	16,388	191,456	690,000
5/1/2043	160,000	4.750%	16,388	176,388		530,000
11/1/2043	-	4.750%	12,588	12,588	188,975	530,000
5/1/2044	170,000	4.750%	12,588	182,588		360,000
11/1/2044		4.750%	8,550	8,550	191,138	360,000
5/1/2045	175,000	4.750%	8,550	183,550	183,550	185,000
11/1/2045		4.750%	4,394	4,394	4,394	185,000
5/1/2046	185,000	4.750%	4,394	189,394	189,394	-
<b>Total</b>	<b>\$ 2,725,000</b>		<b>\$ 1,821,425</b>	<b>\$ 4,546,425</b>	<b>\$ 4,546,425</b>	

Max Annual DS: 191,881

**Footnote:**

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

## EXHIBIT 18



## **LLR GROUP FITNESS CLASSES**

### **Days/Times:**

Tuesdays 7-8 AM

Thursdays 7-8 AM

Saturdays 8-9 AM

### **LOCATION:**

We would like to have access to the clubhouse, basketball courts and open field area at these times, provided it's not reserved or being used.

### **PRICING:**

We want to offer neighbors incentives for paying for the month vs. paying per session, which also helps accountability and ensure we have full classes. We need to have a minimum of 5 people per session/day sign up in advance.

3 classes per week: \$168/month (\$14/class)

2 classes per week: \$128/month (\$16/class)

1 class per week: \$72/month (\$18/class)

Drop in rate: \$20/class

Thank you,  
Stephanie Perez  
813.373.4019