



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

Advanced Meeting Package

Regular Meeting

***Wednesday
May 31, 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

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 **Wednesday, May 31, 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. 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: Wednesday, May 31, 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

[Exhibit 1](#)

1. Red Tree Report – Verbal

2. RedTree Proposals (if any)

B. Aquatic Services

1. Presentation of Aquatics Treatment Report

[Exhibit 2](#)

C. District Engineer

1. Presentation of Milter End Section Repair Scope

[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](#)

VI. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Budget Workshop Held April 27, 2023

[Exhibit 6](#)

B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 4, 2023

[Exhibit 7](#)

C. Consideration for Acceptance – The April 2023 Unaudited Financial Report

[Exhibit 8](#)

VI. Consent Agenda (Continued)

D. Consideration for Acceptance – The April 2023 Operations & Maintenance Expenditures

[Exhibit 9](#)

VII. Business Items

A. Presentation & Acceptance of FY 2022 Audited Annual Financial Report

[Exhibit 10](#)

B. Discussion of Proposed FY 2024 Budget

[Exhibit 11](#)

C. Consideration & Adoption of **Resolution 2023-04**, Approving Proposed FY24 Budget & Setting Public Hearing

[Exhibit 12](#)

D. Consideration of Utility Vehicle Proposal Options

[Exhibit 13](#)

1. [John Deere](#)

2. [Honda](#)

3. [Sportsman](#)

E. Consideration of Pool Service Proposal Options

[Exhibit 14](#)

1. Cooper Pools

2. Vesta Property Services – *previously presented*

F. Review of Insurance Schedule Updates

[Exhibit 15](#)

G. Discussion of Increasing the Easement Access Agreement Deposit

H. Presentation & Consideration of Vending Machines

[Exhibit 16](#)

I. [Consideration of Lakeside Drainage](#)

[Exhibit 17](#)

VIII. Supervisors Requests

IX. Audience Comments – New Business

X. Next Meeting Quorum Check: July 6, 6:00 PM

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

XI. Adjournment

EXHIBIT 1

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 13587



BILL TO Long Lake Ranch Community Development District 250 International Parkway, Suite 208 Lake Mary, FL 32746 USA	DATE 05/22/2023	PLEASE PAY \$4,500.00	DUE DATE 05/22/2023
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ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as follows:			
Replacement of new plantings that were destroyed due to Mainscape shutting down necessary irrigation			
Landscape Construction	1	4,500.00	4,500.00
70 - 3 gal Podocarpus			
10 - 3 gal Firebush			
30 - 3 gal Dwarf Bufordii Holly			
2 - 30gal Ligustrum			
15 - 3 gal Parsoni Juniper			
25 - 1 gal Minima Jasmine			

TOTAL DUE	\$4,500.00
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THANK YOU.

EXHIBIT 2

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
1/5/2023	T	T	T			T	T	T		T	T	T		T		T			T	T	T	T			T		
1/10/2023								T	T				T		T									T			
1/17/2023				T	T												T	T					T				Check in with D. Ruhlig.
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.
4/28/2023								G	G					G						G							
5/5/2023																						G					Reviewed broken skimmer on west side of Big Lake. Coordination with T. Dobson
5/15/2023	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		Coordination with T. Dobson and D. Ruhlig about green space behind 18288 Roseate.

EXHIBIT 3



Erosion at mitered end section in Pond 60 is to be repaired by replacing eroded soil with compacted soil high in clay content. Slope adjacent to the mitered end section (5-feet on each side) to be restored if eroded using compacted soil high in clay content and to match existing grade. Repaired areas to be sodded using sod to match existing sod (unless otherwise directed by the District Manager).



Erosion at mitered end section in Pond 60 is to be repaired by replacing eroded soil with compacted soil high in clay content. Slope adjacent to the mitered end section (5-feet on each side) to be restored if eroded using compacted soil high in clay content and to match existing grade. Repaired areas to be sodded using sod to match existing sod (unless otherwise directed by the District Manager).

EXHIBIT 4

Long Lake Ranch CDD

Amenity Manager's Report

Date of report: 5/25/2023

Submitted by: Doug Ruhlig

Clubhouse & Amenities

- Pressure washing clubhouse has started
- Painting of curbs completed
- Pool shower at Foxtail repair completed
- Dog waste stations need to start being replaced soon.
- Garden box ordered
- Security camera discussion per request

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; however, the recent rain events are providing some much-needed relief with circulating the water. If frequent rain events continue, the ponds will clear up quickly. GHS Environmental's efforts in combating invasive vegetation and algae are exceptional.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Landscape Maintenance



Enhancement Plan: The new vegetation is beginning to rebound with visible signs of new growth throughout the community. Recommend continual monitoring.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Hedges / Shrubs: The hedges and shrubs are healthy and shaped in accordance with the contractual agreement. Most areas are showing signs of new growth which is welcomed after a long drought and limited supplemental irrigation.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Mowing: The Bahia turf has begun to fill in where there were bare spots over the last couple of months. The color is also improving. The new sod on Long Lake Ranch Blvd. may not recover from the drought. Recommend replacing it once the frequency of rain events increases.



Bed Maintenance: The overall maintenance of the beds continues to improve; however, weed control is needed. Recommend pulling the dead weeds and runners as soon as possible as it will offer a more desirable appearance.



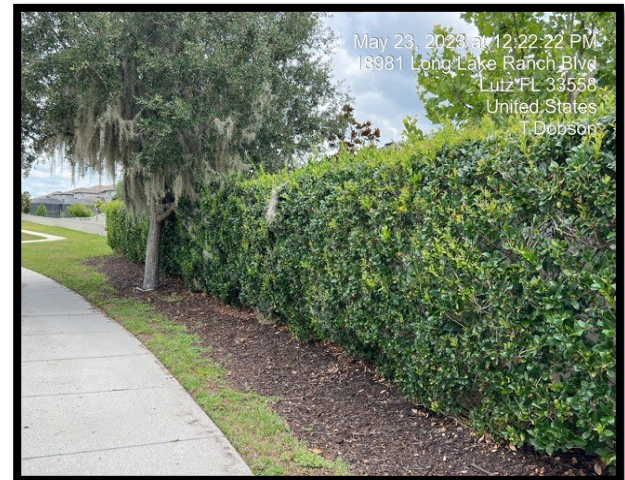


LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Bed Maintenance. Continued.



Observations & Recommendations



Mulch: Recommend removing the over abundance of mulch on the sidewalk bordering the Dog Park as it is overflowing. Redistributing the excess mulch in a nearby bed is also recommended.

Lifting of Branches: Several trees throughout the property require lifting from the fence and hedge lines.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT



Big Lake Fence: Prune back the CDD-owned shrubs that are growing through the fence.

Irrigation Box Lids: Replace three irrigation box lids in the Foxtail Amenity Center side yard.

Moss Removal: Continual removal of moss from the trees and shrubs is encouraged.

Enhancement Plan: Numerous plants were replaced during the month of May. Continual monitoring of the irrigation is recommended.

*All of these observations were reported to RedTree.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

District Manager Report

May Highlights

Amenity Center Stop Sign: The dilapidated stop sign was replaced the second week of May.

Big Lake Water Runoff: Board Liaison Darrell Thompson requested proposals from several contractors.

Budget: Supervisor George, the District Manager, and the Comptroller finalized the FY 2023-2024 budget for the Board's review and approval.

Foxtail Parking Enforcement: Recommend circulating the letter in June with enforcement to begin in July so the District Manager can assist with the communication. The District Manager is scheduled to return from vacation on June 11th. The parking decals are on backorder through June 2nd.

Foxtail Poolside Furniture: Twelve new lounge chairs were purchased and arranged the weekend of May 27th.

Golf Cart Replacement: Everglades and Gables Motor Sports of Wesley Chapel submitted proposals. Florida Coast Equipment was also contacted.

Group Fitness Classes: Received signed agreement, COI, and certifications. Classes to begin the first week of June.

Irrigation: New locks were purchased to secure the shared clocks. Several irrigation breaks were reported to RedTree throughout the month.

Long Lake Ranch Blvd. Sidewalk Damage: Site Masters repaired the damaged sidewalk the third week of May. Once the frequency of rain events increases, RedTree will replace the damaged sod.

Pool Staffing: Hiring is in progress.

Sidewalk / Curbing Pressure Washing Project: American Power Washing completed the community-wide project the week of May 8th.

Signage Project: Architectural Signage & Printing is in the process of drafting a proposal for the Board's review.

Towing Agreement: 813 Towing Service signed the agreement for towing services to begin as soon as the agreement is executed, and the signs are installed.

Utility Shed: The slab was inspected on May 26th, with the anticipated date of installation to begin within the next 7-10 days. Himes Electric is drafting a proposal to install electrical outlets and a breaker box.



EXHIBIT 6

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, April 27, 2023 at 6:03 p.m. at the Long Lake Amenity Center,
6 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

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

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

9 Present and constituting a quorum were:

10 Bill Pellan	Board Supervisor, Chairman
11 Heidi Clawson	Board Supervisor, Vice-Chairwoman
12 George Smith	Board Supervisor, Assistant Secretary
13 John Twomey	Board Supervisor, Assistant Secretary
14 Darrell Thompson	Board Supervisor, Assistant Secretary

15 Also present were:

16 Tish Dobson District Manager, Vesta District Services

17 *The following is a summary of the discussions at the April 27, 2023 Long Lake Ranch CDD Board of*
18 *Supervisors Budget Workshop.*

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

20 A. Exhibit 1: FY 2023-2024 Proposed Budget – 300K CRF

21 B. Exhibit 2: FY 2023-2024 Proposed Budget – 500K CRF

22 It was noted that the budget was off by one line.

23 Discussion ensued regarding the following items:

- 24 1. Bank Fees
- 25 2. Audit Agreement
- 26 3. Property Taxes
- 27 4. Why is the District paying sales tax? It was noted that this was due to room rentals and
28 access cards to the amenities.
- 29 5. Website Hosting and Email Accounts
- 30 6. EGIS Insurance Rate
- 31 7. Tasking Ms. Dobson with calculating the Sunlake Blvd. streetlights.
- 32 8. Utilities
 - 33 a. Water/Sewer
 - 34 b. Solid Waste Fee
- 35 9. Fountain Services
- 36 10. Entry Wall Maintenance
- 37 11. Landscape Maintenance – Ms. Dobson to research why the expenses do not match up with
38 the budget with tree trimming expenses as a main concern.

39 12. Tasking Ms. Dobson with procuring a proposal for fire ant treatment.

40 C. Exhibit 3: Review of Reserve Analysis – Supervisor Smith

41 **THIRD ORDER OF BUSINESS – Adjournment**

42 The budget workshop adjourned at 9:44 pm.

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

46 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
47 **meeting held on May 31, 2023.**

48

Signature

Signature

49

Printed Name

Printed Name

50 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 7

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, May 4, 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 Heidi Clawson	Board Supervisor, Vice-Chairwoman
11 George Smith	Board Supervisor, Assistant Secretary
12 John Twomey	Board Supervisor, Assistant Secretary
13 Darrell Thompson	Board Supervisor, Assistant Secretary

14 Also present were:

15 Tish Dobson	District Manager, Vesta District Services
16 Sarah Sandy (<i>via phone</i>)	District Counsel, Kutak Rock LLP
17 Doug Ruhlig	Clubhouse Manager
18 John Burkett	RedTree Landscaping
19 Stuart Namath	Resident
20 Jeremy Wlochall	Resident
21 Ron Banks	Resident

22 *The following is a summary of the discussions and actions taken at the May 4, 2023 Long Lake Ranch CDD*
23 *Board of Supervisors Regular Meeting.*

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

25 Ms. Clawson led all present in reciting the Pledge of Allegiance.

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

28 Mr. Namath commented on concerns he had regarding landscaping in Foxtail as well as concerns
29 regarding the state of the pool and the pool furniture. Discussion ensued irrigation.

30 Mr. Wlochall commented on the price of the pool contract being presented later in the meeting. He
31 also gave a presentation on adding vending machines to the district. Discussion ensued.

32 Supervisor Thompson presented a power point regarding the Foxtail pool concerns as well as the
33 volunteer projects, such as gardening and trash pickup.

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

35 **This item, originally item E under the Seventh Order of Business, Business Items, was presented out**
36 **of order.**

37 A. Exhibit 16: Consideration & Adoption of **Resolution 2023-04**, Approving Proposed FY24 Budget
38 & Setting PH

39 Discussion ensued regarding the budget options.

40 1. Option 1 – Funding CIP - \$150K

41 2. Option 2 – Not Funding CIP

This item, originally item C under the Eighth Order of Business, Discussion Items, was presented out of order.

B. Exhibit 18: Discussion of Fitness Class

A presentation of the Fitness Class was shown to the Board. Discussion ensued.

On a MOTION by Ms. Clawson, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approving the scheduling of the new Fitness Class as presented, for the Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. Landscaping & Irrigation

1. Red Tree Report

Mr. Burkett gave a brief overview of his report for the month of April during the Audience Comments.

2. Red Tree Proposals (if any)

There being none, the next item followed.

B. Aquatic Services

1. Exhibit 1: Presentation of Aquatics Treatment Report

There being no discussion on this, the next item followed.

C. District Engineer

1. Exhibit 2: Discussion of Big Lake Runoff Evaluation & Solutions

Supervisor Thompson gave a brief overview of the options he had researched for this project. Discussion ensued regarding options from both Mr. Chang and Supervisor Thompson.

2. Exhibit 3: Review of Foxtail Roadways Update

Ms. Dobson reviewed the response from Pasco County. Discussion ensued.

D. District Counsel

Discussion ensued regarding illegal fishing and kayaking in the pond.

E. Clubhouse Manager

This item was presented out of order after Exhibit 5, Presentation of District Manager & Field Operations Report.

1. Exhibit 4: Presentation of Clubhouse Manager Report

Mr. Ruhlig updated the Board on the progress with hiring. Discussion ensued regarding the utility building process.

F. District Manager

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

2. Exhibit 6: Review of Volunteer Report – Supervisor Thompson

Supervisor Thompson presented the volunteer report. Discussion ensued.

SIXTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Budget Workshop Held March 23, 2023
 - B. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held April 6, 2023
 - C. Exhibit 9: Consideration for Acceptance – The March 2023 Unaudited Financial Report
 - D. Exhibit 10: Consideration for Acceptance – The March 2023 Operations & Maintenance Expenditures
- Discussion ensued regarding the Duke Energy invoices and the reduction reflected in the March invoices.

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

SEVENTH ORDER OF BUSINESS – Business Items

- C. Exhibit 11: Consideration of Vesta Commercial Pool Cleaning Services
Discussion ensued. The Board gave directions to staff to bring back more proposal options.
- D. Consideration of Rومانer Graphics Proposals
 - 1. Exhibit 12: Sidewalk Replacement at the Clubhouse
 - 2. Exhibit 13: Clubhouse Mailbox Kiosk Cleaning, Repair, & Painting
Discussion ensued regarding the Foxtail amenity center.
 - 3. Exhibit 14: Community Signage
This item was tabled until more proposals could be procured.
- E. Exhibit 15: Presentation of Pasco County Number of Qualified Electors – F.S. 190.006 – 1,524
- F. Reminder of Form 1's Due Date: July 1st

EIGHTH ORDER OF BUSINESS – Discussion Items

- A. Exhibit 17: Discussion of FY 2023-2024 Proposed Budget
 - 1. Option 1 – Funding CIP - \$150K
 - 2. Option 2 – Not Funding CIP
- B. Discussion of Increasing the Easement Access Agreement Deposit
This item was tabled to the May 31st agenda.

NINTH ORDER OF BUSINESS – Supervisors Requests

Supervisor Thompson asked about keeping spare parts on premises for broken gates. Discussion ensued. He also noted that vehicles have been coming in and fishing, and then going back to Hillsborough county.

Supervisor Smith requested that Ms. Dobson send him the requested information pertaining to the budget discussion.

119 Supervisor Twomey requested that a meeting be set up with RedTree and Mainscape
120 regarding irrigation.

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

122 There being none, the next item followed.

123 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: May 31, 6:00 PM**

124 All 4 Supervisors in attendance indicated that they would be able to attend the next meeting,
125 scheduled for May 31, 2023, in person, constituting a quorum. Supervisor Pellan was not present
126 to confirm his attendance at the next meeting.

127 **TWELFTH ORDER OF BUSINESS – Adjournment**

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

130 On a MOTION by Mr. Twomey, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board
131 adjourned the meeting at 8:47 p.m. for the Long Lake Ranch Community Development District.

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

135 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
136 **meeting held on May 31, 2023.**

137

Signature

Signature

138

Printed Name

Printed Name

139 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

EXHIBIT 8

Long Lake Ranch Community Development District

Financial Statements
(Unaudited)

Preliminary

April 30, 2023

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to April 30, 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 Month of April	FY 2023 Total Actual Year-to-Date	FY 2023 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE											
2 ASSESSMENTS LEVIED											
3 ASSESSMENTS LEVIED (NET ON-ROLL)	\$ -	\$ 229,807	\$ 889,661	\$ 8,664	\$ 16,938	\$ 7,064	\$ 14,412	\$ 1,166,546	\$ 1,165,951	\$ 594	100%
4 ADDITIONAL REVENUE											
5 TENNIS	-	120	240	-	120	120	120	720	1,440	(720)	50%
6 ROOM RENTALS	-	125	180	-	-	180	-	485	150	335	323%
7 INTEREST	-	-	-	-	-	-	-	-	125	(125)	0%
8 ADVERTISEMENT RENTAL	800	1,600	800	800	-	800	1,600	6,400	-	6,400	
9 MISC. REVENUE	-	125	-	-	75	75	-	275	-	275	
10 FUND BALANCE FORWARD (removed)	-	-	-	-	-	-	-	-	-	-	
11 TOTAL REVENUE	\$ 800	\$ 231,777	\$ 890,881	\$ 9,464	\$ 17,133	\$ 8,239	\$ 16,132	\$ 1,174,426	\$ 1,167,666	\$ 6,759	101%
12 EXPENDITURES											
13 ADMINISTRATIVE											
14 SUPERVISORS - REGULAR MEETINGS	\$ 600	\$ 800	\$ 600	\$ 600	\$ 600	\$ 400	\$ 600	\$ 4,200	\$ 10,000	\$ (5,800)	42%
15 SUPERVISORS - WORKSHOPS	-	-	-	-	-	600	-	600	2,000	(1,400)	30%
16 PAYROLL TAXES (BOS)	46	61	46	46	46	77	46	367	734	(367)	50%
17 PAYROLL SERVICES FEES	50	50	51	51	51	102	50	404	600	(196)	67%
18 DISTRICT MANAGEMENT	1,667	1,638	1,694	1,622	1,667	1,667	1,667	11,620	20,000	(8,380)	58%
19 ADMINISTRATIVE	917	917	917	917	917	917	917	6,417	11,000	(4,583)	58%
20 ACCOUNTING	917	917	917	917	917	917	917	6,417	11,000	(4,583)	58%
21 ASSESSMENT ROLL PREPERATION	417	417	417	417	417	417	417	2,917	5,000	(2,083)	58%
22 DISSEMINATION AGENT	3,000	-	-	-	-	-	-	3,000	3,000	-	100%
23 DISTRICT COUNSEL	(1)	2,892	2,243	2,825	3,116	2,578	3,778	17,431	32,000	(14,569)	54%
24 DISTRICT ENGINEER	298	968	-	425	553	425	383	3,050	13,500	(10,450)	23%
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	-	-	148	609	-	609	
32 LEGAL ADVERTISING	-	-	66	66	68	145	66	410	1,500	(1,090)	27%
33 WEBSITE HOSTING	1,538	-	-	-	-	-	-	1,538	1,600	(63)	96%
34 TOTAL ADMINISTRATIVE	13,852	8,659	11,715	8,156	8,350	8,243	8,986	67,960	134,860	(66,900)	50%
35 INSURANCE											
36 GENERAL LIABILITY/PROPERTY INSURANCE	20,564	-	-	-	-	-	-	20,564	22,628	(2,064)	91%
37 TOTAL INSURANCE	20,564	-	-	-	-	-	-	20,564	22,628	(2,064)	91%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to April 30, 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 Month of April	FY 2023 Total Actual Year-to-Date	FY 2023 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
38 UTILITIES											
39 UTILITIES - ELECTRICITY	3,730	3,586	3,632	5,282	4,793	4,716	5,222	30,961	90,000	(59,039)	34%
40 UTILITIES - STREETLIGHTS	10,809	10,805	10,807	11,208	9,015	5,248	4,955	62,847	150,000	(87,153)	42%
41 UTILITIES - WATER/SEWER	763	272	279	358	279	575	653	3,179	25,000	(21,821)	13%
42 UTILITIES - SOLID WASTE REMOVAL	174	1,426	91	88	88	87	87	2,042	1,716	326	119%
43 TOTAL UTILITIES	15,476	16,090	14,809	16,937	14,174	10,626	10,917	99,029	266,716	(167,687)	37%
44 SECURITY											
45 SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT)	650	(380)	-	1,198	-	-	-	1,468	7,600	(6,132)	19%
46 TOTAL SECURITY	650	(380)	-	1,198	-	-	-	1,468	7,600	(6,132)	19%
47 COMMUNITY MAINTENANCE											
48 FIELD SERVICES	421	421	421	421	421	421	421	2,946	5,051	(2,104)	58%
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	2,460	17,220	29,520	(12,300)	58%
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	-	-	-	-	-	-	3,506	3,506	11,100	(7,594)	32%
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	13,675	95,725	183,982	(88,257)	52%
58 LANDSCAPE REPLACEMENT MULCH	-	-	-	60,000	-	-	1,250	61,250	70,000	(8,750)	88%
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	-	-	-	-	606	-	2,048	6,000	(3,952)	34%
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 TOTAL PHYSICAL ENVIRONMENT	32,930	17,831	73,412	74,096	20,456	25,948	21,312	265,986	474,234	(208,248)	56%
68 ROAD & STREET FACILITIES											
69 SIDEWALK REPAIR & MAINTENANCE	-	-	-	-	-	-	-	-	1,000	(1,000)	0%
70 ROADWAY REPAIR & MAINTENANCE	-	-	-	-	-	-	-	-	1,000	(1,000)	0%
71 SIGNAGE REPAIR & REPLACEMENT	-	-	-	-	66	-	-	66	5,000	(4,934)	1%
72 TOTAL ROAD & STREET FACILITIES	-	-	-	-	66	-	-	66	7,000	(6,934)	1%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to April 30, 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 Month of April	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	8,143	57,241	126,928	(69,687)	45%
75 POOL MAINTENANCE - CONTRACT	2,315	-	-	4,630	2,315	2,315	2,315	13,890	27,780	(13,890)	50%
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	1,085	1,039	5,971	21,000	(15,029)	28%
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)	117	845	1,500	(655)	56%
81 POOL PERMITS	-	-	-	-	-	-	-	-	1,000	(1,000)	0%
82 COMMUNICATIONS (TEL, FAX, INTERNET)	263	302	296	297	297	297	195	1,949	5,000	(3,051)	39%
83 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	-	-	-	-	-	-	280	280	2,000	(1,720)	14%
84 COMPUTER SUPPORT MAINTENANCE & REPAIR	-	-	-	-	132	464	125	721	1,000	(279)	72%
85 PLAYGROUND EQUIPMENT & MAINTENANCE	-	-	-	-	-	-	-	-	1,000	(1,000)	0%
86 ATHLETIC/PARK & COURT/FIELD REPAIRS	184	300	-	97	652	-	563	1,795	5,000	(3,205)	36%
87 PEST CONTROL	-	-	300	-	300	-	-	600	2,460	(1,860)	24%
88 CLUBHOUSE SUPPLIES	-	-	-	-	47	127	6	181	2,500	(2,319)	7%
89 TOTAL PARKS AND RECREATION	12,337	12,113	11,243	15,554	14,372	6,400	12,784	84,803	204,628	(119,825)	41%
90 TOTAL EXPENDITURES	\$ 95,810	\$ 54,313	\$ 111,179	\$ 115,941	\$ 57,417	\$ 51,217	\$ 53,999	539,876	1,117,666	(577,790)	48%
91 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(95,010)	177,464	779,702	(106,476)	(40,284)	(42,978)	(37,867)	634,550	50,000	584,549	
92 OTHER FINANCING SOURCES & USES											
93 TRANSFERS IN	-	-	-	-	-	-	-	-	-	-	-
94 TRANSFERS OUT	(95,544)	-	-	-	-	-	-	(95,877)	(50,000)	(45,877)	
95 TOTAL OTHER FINANCING RESOURCES & USES	(95,544)	-	-	-	-	-	-	(95,877)	(50,000)	(45,877)	
96 NET CHANGE IN FUND BALANCE	\$ (190,553)	\$ 177,464	\$ 779,702	\$ (106,476)	\$ (40,284)	\$ (42,978)	\$ (37,867)	\$ 538,672	\$ -	\$ 538,672	

Long Lake Ranch CDD
Balance Sheet
April 30, 2023

	General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT - BU	\$ 1,142,462	\$ -	\$ -	\$ -	\$ -	\$ 1,142,462
3 MONEY MARKET ACCOUNT - BU	-	921,086	-	-	-	921,086
4 RESERVE ACCOUNT - BU	-	92,303	-	-	-	92,303
5 TRUST ACCOUNTS:						-
6 REVENUE FUND	-	-	387,702	251,043	200,153	838,898
7 RESERVE FUND	-	-	318,994	117,969	95,941	532,903
8 PREPAYMENT FUND	-	-	281	-	2,217	2,498
9 ACCOUNTS RECEIVABLE	2,400	-	-	-	-	2,400
10 ASSESSMENTS RECEIVABLE - ON ROLL	-	-	202	-	503	704
11 DUE FROM OTHER FUNDS	98,505	222,741	12,866	9,525	7,763	351,400
12 PREPAID EXPENSES	2,891	-	-	-	-	2,891
13 DEPOSITS	49,570	-	-	-	-	49,570
14 TOTAL ASSETS	\$ 1,295,828	\$ 1,236,131	\$ 720,044	\$ 378,537	\$ 306,577	\$ 3,937,116
15 LIABILITIES						
16 ACCOUNTS PAYABLE	\$ 31,035	\$ 41,570	\$ -	\$ -	\$ -	\$ 72,605
17 SALES TAX	3	-	-	-	-	3
18 ACCRUED EXPENSES	-	-	-	-	-	-
19 DEFERRED REVENUE - ON-ROLL	-	-	202	-	503	704
20 DUE TO OTHER FUNDS	252,895	98,505	-	-	-	351,400
21 TOTAL LIABILITIES	283,934	140,074	202	-	503	424,713
22 FUND BALANCE						
23 NONSPENDABLE						
24 PREPAID & DEPOSITS	52,461	-	-	-	-	52,461
26 CAPITAL RESERVES	-	972,956	-	-	-	972,956
25 OPERATING CAPITAL	194,325	75,000	-	-	-	269,325
27 UNASSIGNED	765,108	48,101	719,842	378,537	306,074	2,217,662
28 TOTAL FUND BALANCE	1,011,894	1,096,057	719,842	378,537	306,074	3,512,404
29 TOTAL LIABILITIES & FUND BALANCE	\$ 1,295,828	\$ 1,236,131	\$ 720,044	\$ 378,537	\$ 306,577	\$ 3,937,116

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 April 30, 2023

	FY 2023 Amended Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 222,628	\$ 222,741	\$ 113
3 INTEREST & MISCELLANEOUS	1,000	14,373	13,373
4 TOTAL REVENUE	223,628	237,115	13,487
5 EXPENDITURES			
6 CAPITAL IMPROVEMENT PLAN (CIP)	92,276	139,685	47,409
7 CONTINGENCY	9,228	3,749	(5,479)
8 TOTAL EXPENDITURES	101,504	143,434	41,930
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	122,124	93,681	(28,443)
10 OTHER FINANCING SOURCES & USES			
11 TRANSFERS IN	50,000	95,544	
12 TRANSFERS OUT	-	-	
13 TOTAL OTHER FINANCING SOURCES & USES	50,000	95,544	45,544
14 FUND BALANCE - BEGINNING	906,832	906,832	-
15 NET CHANGE IN FUND BALANCE	172,124	189,225	17,101
16 FUND BALANCE - ENDING	\$ 1,078,956	\$ 1,096,057	\$ 17,101
17 ANALYSIS OF FUND BALANCE			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	972,956	972,956	
20 WORKING CAPITAL	75,000	75,000	
21 UNASSIGNED	31,000	48,101	
22 FUND BALANCE - ENDING	\$ 1,078,956	\$ 1,096,057	

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 April 30, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 318,994	\$ 318,792	\$ (201)
3 INTEREST REVENUE	-	10,732	10,732
4 TOTAL REVENUE	318,994	329,524	10,530
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2022	-	115,763	115,763
8 May 1, 2023	115,763	-	(115,763)
9 November 1, 2023	113,231	-	(113,231)
10 PRINCIPAL RETIREMENT			-
11 May 1, 2023	90,000	-	(90,000)
12 TOTAL EXPENDITURES	318,994	115,763	(203,231)
13 EXCESS OF REVENUE OVER (UNDER) EXP.	-	213,762	213,762
14 OTHER FINANCING SOURCES (USES)			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
18 FUND BALANCE - BEGINNING	506,081	506,081	-
19 NET CHANGE IN FUND BALANCE	-	213,762	213,762
20 FUND BALANCE - ENDING	\$ 506,081	\$ 719,842	\$ 213,762

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 April 30, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 236,020	\$ 83
3 INTEREST REVENUE	-	7	7
4 TOTAL REVENUE	235,938	236,028	90
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2022	-	88,119	88,119
8 May 1, 2023	88,119	-	(88,119)
9 November 1, 2023	86,319	-	(86,319)
10 PRINCIPAL RETIREMENT			-
11 May 1, 2023	60,000	-	(60,000)
12 TOTAL EXPENDITURES	234,438	88,119	(146,319)
13 EXCESS OF REVENUE OVER (UNDER) EXP.	1,500	147,909	146,409
14 OTHER FINANCING SOURCES (USES)			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
18 FUND BALANCE - BEGINNING	230,628	230,628	-
19 NET CHANGE IN FUND BALANCE	1,500	147,909	146,409
20 FUND BALANCE - ENDING	\$ 232,128	\$ 378,537	\$ 146,409

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 April 30, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 192,869	\$ 192,366	\$ (503)
3 INTEREST REVENUE	-	2,612	2,612
4 TOTAL REVENUE	192,869	194,978	2,109
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2022	-	63,434	63,434
8 May 1, 2023	63,434	-	(63,434)
9 November 1, 2023	62,134	-	(62,134)
10 PRINCIPAL RETIREMENT			-
11 May 1, 2023	65,000	-	(65,000)
12 PRINCIPAL PREPAYMENT	-	15,000	15,000
13 TOTAL EXPENDITURES	190,569	78,434	(112,134)
14 EXCESS OF REVENUE OVER (UNDER) EXP.	2,300	116,544	114,244
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	189,530	189,530	-
20 NET CHANGE IN FUND BALANCE	2,300	116,544	114,244
21 FUND BALANCE - ENDING	\$ 191,830	\$ 306,074	\$ 114,244

Long Lake Ranch CDD Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2022		EOY Balance				364,594.10
10/01/2022	1461	Egis Insurance & Risk Advisors	Insurance FY 10/1/22 - 10/1/23 Policy # 100122769		20,564.00	344,030.10
10/03/2022	01ACH100322	Duke Energy	Summary Bill - Sept 2022		14,691.39	329,338.71
10/04/2022	100044	County Sanitation	Invoice: 100322-6755 (Reference: 19037 Long Lake Ranch Blvd..)		87.21	329,251.50
10/04/2022	100045	Innersync	Invoice: 20770 (Reference: Outgoing PDF Accessibility and Website Services.)		1,537.50	327,714.00
10/04/2022	100046	Vesta Property Services, Inc.	Invoice: 401900 (Reference: Oct Management Services fees.)		8,979.23	318,734.77
10/06/2022	100047	County Sanitation	Invoice: 2A127846 (Reference: 19037 Long Lake Ranch- Trash Removal.)		87.21	318,647.56
10/06/2022	100048	Johnson Engineering, Inc.	Invoice: 34 (Reference: Professional Personnel 9.11.) Invoice: 4 (Reference: Professional Ser...		742.50	317,905.06
10/06/2022	100049	RedTree Landscape Systems	Invoice: 11549 (Reference: Monthly Grounds Maintenance.) Invoice: 11461 (Reference: 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 Managemc		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
10/31/2022		EOM Balance		808.66	112,703.26	252,699.50
11/01/2022	ACH110122	Duke Energy	Summary Bill - OCT 2022		14,202.25	238,497.25
11/01/2022	100061	GHS LLC	Invoice: 2022-538 (Reference: Aquatic Maintenance Program.)		2,460.00	236,037.25
11/03/2022			Deposit	800.00		236,837.25
11/07/2022			Deposit: Tax Assessments	10,329.01		247,166.26
11/08/2022	ACH110822	Frontier	Phone and Internet -10/15 - 11/14		162.40	247,003.86
11/08/2022			Deposit	630.00		247,633.86
11/08/2022			Deposit	7,853.00		255,486.86
11/08/2022	100062	Johnson Engineering, Inc.	Invoice: 35 (Reference: Engineering professional services.)		297.50	255,189.36
11/08/2022	100063	RedTree Landscape Systems	Invoice: 11690 (Reference: landscape enhancement performed 10/3.) Invoice: 11770 (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
11/30/2022	EOM Balance			431,331.40	88,499.19	595,531.71
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
11/30/2022		EOM Balance		1,630,586.10	91,264.18	2,134,853.63
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	DPMG 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 Pellam	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
01/31/2023		EOM Balance		16,713.36	850,331.69	1,301,235.30
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
02/28/2023	EOM Balance			31,216.25	126,534.75	1,205,916.80
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

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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
03/31/2023		EOM Balance		17,478.44	78,714.13	1,144,681.11
04/03/2023	100133	Vesta Property Services, Inc.	Invoice: 408501 (Reference: Amenity Management services.)		6,139.83	1,138,541.28
04/04/2023	100134	RedTree Landscape Systems	Invoice: 13084 (Reference: Irrigation repairs performed 3/1.) Invoice: 13202 (Reference: Grou..		13,985.50	1,124,555.78
04/04/2023	100135	Vesta Property Services	Invoice: 408940 (Reference: Monthly pool Maintenance.)		2,315.00	1,122,240.78
04/10/2023	ACH041023	Frontier	Phone and Internet -03/15 - 04/14-23		196.25	1,122,044.53
04/10/2023	ACH041023	Duke Energy	000 Sunlake Blvd Lite 2/16/22-3/16/23		344.91	1,121,699.62
04/11/2023			Deposit	120.00		1,121,819.62
04/11/2023	100136	DCSI, Inc " Security & Sound"	Invoice: 30531 (Reference: Camera/ DVR service call.)		464.00	1,121,355.62
04/11/2023	100137	Kutak Rock LLP	Invoice: 3196639 (Reference: Professional legal Services Rendered.) Invoice: 3196638 (Referer		2,578.00	1,118,777.62
04/11/2023	100138	Himes Electrical Service, Inc	Invoice: 23385 (Reference: service call- replace GFI receptacle and breaker.)		291.07	1,118,486.55
04/13/2023			Deposit	26,395.32		1,144,881.87
04/14/2023	0414ACH1	Engage PEO	BOS MTG 4/6/23		141.80	1,144,740.07
04/14/2023	0414ACH2	George Smith, Jr	BOS MTG 4/6/23		184.70	1,144,555.37
04/14/2023	0414ACH3	Heidi Clawson	BOS MTG 4/6/23		184.70	1,144,370.67
04/14/2023	30	William Pellan	BOS MTG 4/6/23		184.70	1,144,185.97
04/14/2023	01ACH041423	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd.2/7-3/8		71.80	1,144,114.17
04/19/2023	ACH 041923	Florida Department of Revenue	Sales Tax 1st Qt 2023		148.10	1,143,966.07
04/24/2023	ACH 042423	Credit Card Purchases			922.84	1,143,043.23
04/27/2023	15ACH042723	Pasco County Utilities Services Branch	0 Community Center 2/16-3/20		415.44	1,142,627.79
04/27/2023	01ACH042723	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 2/16-3/20		165.79	1,142,462.00
04/30/2023		EOM Balance		26,515.32	28,734.43	1,142,462.00

EXHIBIT 9



Invoice

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

Invoice # 408501
Date 4/1/2023

Terms
Due Date 4/1/2023
Memo April'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

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 13084



BILL TO Long Lake Ranch Community Development District 250 International Parkway, Suite 208 Lake Mary, FL 32746 USA	DATE 03/30/2023	PLEASE PAY \$310.50	DUE DATE 03/30/2023
--	---------------------------	-------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed on 3/1/23:			
Locate and rewired zone #8 was unattached from system - added bubblers to ligustrum tree and repaired breaks in drip by ornamental grass due to rodents			
Sales Bubblers	4	5.50	22.00
Sales 3/4 Drip MA's	4	4.00	16.00
Sales Drip tee	4	1.50	6.00
Sales Drip couplers	8	0.50	4.00
Sales Drip pipe, per foot	15	1.00	15.00
Sales Labor - technician	4.50	55.00	247.50

TOTAL DUE	\$310.50
------------------	-----------------

THANK YOU.

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 13202



BILL TO Long Lake Ranch Community Development District 250 International Parkway, Suite 280 Lake Mary, FL 32746 USA	DATE 04/01/2023	PLEASE PAY \$13,675.00	DUE DATE 04/01/2023
--	---------------------------	----------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance Monthly Grounds Maintenance	1	13,675.00	13,675.00
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 # 408940
Date 4/1/2023

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



408940

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Your Monthly Invoice

Account Summary

New Charges Due Date	4/10/23
Billing Date	3/15/23
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	196.25
Payments Received Thru 3/11/23	-196.25
Thank you for your payment!	
Balance Forward	.00
New Charges	196.25
Total Amount Due	\$196.25



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frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL



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



800-801-6652



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RECEIVED MAR 20 2023



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

6790 0007 NO RP 15 03152023 NNNNNNNN 01 003582 0012

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



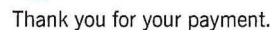


LITE LONG LAKE RCH V4 SL

Account number 9100 8435 5645

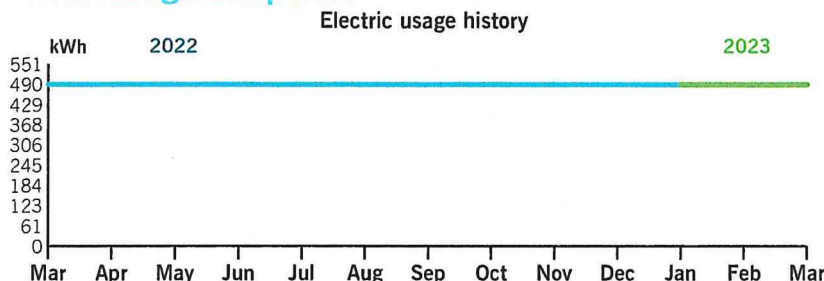
Billing summary

Previous Amount Due	\$345.00
<i>Payment Received Mar 09</i>	-345.00
Current Lighting Charges	343.42
Taxes	1.49
Total Amount Due Apr 10	\$344.91



Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

Your usage snapshot



Average temperature in degrees

71° 75° 80° 83° 84° 84° 81° 74° 71° 64° 64° 69° 74°

	Current Month	Mar 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	490	490	5,880	490
Avg. Daily (kWh)	17	17	16	
12-month usage based on most recent history				

RECEIVED MAR 27 2023

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

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



Account number
9100 8435 5645

\$344.91
by Apr 10

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

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

Amount enclosed



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



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

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88910084355645000660000000000000000034491000000344911

b.def.duke.bills.20230316203124.55.afp-49753-000006661



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
30531	03/21/2023	\$464.00	04/05/2023	Net 15	

P.O. NUMBER
10481

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/16/2023	Camera/DVR Service Reason for call: Connect the NVR camera system to the monitor in office with a direct HDMI connection for live view. Tech notes: 1. Ran CAT5 from NVR to office monitor and installed HDMI over CAT5 module and USB over CAT5 for wireless mouse to control NVR in storage closet.	2	125.00	250.00
02/16/2023	Service:Parts LVFC051AD wireless mouse	1	20.00	20.00
02/16/2023	EX-230C 4K 30hz HDMI over CAT5E	1	149.00	149.00
02/16/2023	X000PEGD4T USB over CAT5E balun	1	45.00	45.00

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

\$464.00

[RETURN TO AGENDA PAGE](#)

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 28, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3196639

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3196639
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

02/02/23	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same
02/13/23	S. Sandy	Confer with Dobson regarding participant waiver
02/25/23	S. Sandy	Prepare for board meeting
02/28/23	S. Sandy	Review draft minutes

TOTAL FOR SERVICES RENDERED \$2,000.00

TOTAL CURRENT AMOUNT DUE \$2,000.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 28, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3196638

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3196638
12123-1

Re: General Counsel

For Professional Legal Services Rendered

02/03/23	S. Sandy	0.10	27.50	Review correspondence from Zyndorf counsel; confer with Dobson regarding same
02/04/23	W. Haber	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
02/10/23	S. Sandy	0.90	247.50	Review correspondence from Carraway regarding Zyndorf Access Agreement; prepare response to same; confer with Dobson regarding same
02/14/23	S. Sandy	0.10	27.50	Review correspondence from County regarding termination of license and maintenance agreement
02/23/23	D. Wilbourn	0.50	77.50	Prepare resolution amending records retention policies
02/25/23	S. Sandy	0.30	82.50	Review Duke energy documents regarding District's remaining street

KUTAK ROCK LLP

Long Lake Ranch CDD

March 28, 2023

Client Matter No. 12123-1

Invoice No. 3196638

Page 2

light account

TOTAL HOURS 2.20

TOTAL FOR SERVICES RENDERED \$578.00

TOTAL CURRENT AMOUNT DUE \$578.00

Himes Electrical Service, Inc.

P. O. Box 516
Lutz, Florida 33548

Invoice

Date	Invoice
3/20/2023	23385

Bill To
DPFG Management & Consulting 250 International Pkwy Ste 208 Lake Mary, FL 32746

Ship To
Longlake Ranch 19037 Longlake Ranch Blvd. Lutz, FL 33558

Work Order	Purchase Order	Terms	Due Date	Rep
12146		Due on receipt	3/20/2023	JKH

Quantity	Description	Rate	Amount
1	Service Call 3/13, 3/17	45.00	45.00
1.5	Electrician	85.00	127.50
1	Materials - 20-amp GFI	40.60	40.60
1	Materials - HOM120 GFI breaker	77.97	77.97
	Replaced GFI receptacle at fountain panel by clubhouse. Replaced GFI breaker for the North pond at Beautyberry Ct.. All work is complete.		

Thank you for your business.

Total \$291.07

Payments/Credits \$0.00

Balance Due \$291.07

Phone #	Fax #
813-909-1927	813-909-9776

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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
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: 18142862

Billing Date: 3/22/2023

Billing Period: 2/7/2023 to 3/8/2023

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.
Please visit 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 03/13/23	-71.80 CR
Balance Forward	0.00
Current Transactions	
Adjustments	
Fire Line/Hydrant Base Charge	71.80
Total Current Transactions	71.80
TOTAL BALANCE DUE	\$71.80

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

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Total Balance Due	\$71.80
Due Date	4/14/2023

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

The Total Due will be electronically transferred on 04/14/2023.

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

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State of Florida
Department of Revenue

[DOR Home](#)[e-Services Home](#)[Print Page](#)[Contacts](#)[Logout](#)Sales Tax - [Click for Help](#) NODE: 4

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 61-8017823328-7**Confirmation Number: 230417190424**

DR15-EZ

Certificate Number

Collection Period

Confirm Date and Time

61-8017823328-7

01/2023 - 03/2023

04/17/2023 9:04:51 PM ET

Location Address

5844 OLD PASCO RD STE 100
WESLEY CHAPEL, FL 33544-4010

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

Contact Information

Name

AI Zhang

Phone

(321) 263 - 0132

Email

azhang@vestapropertyservices.com

Debit Date: 4/19/2023
Amount for Check: \$148.10
Bank Routing Number: 267090594
Bank Account Number: 9855243309
Bank Account Type: Checking
Corporate/Personal: Corporate
Name on Bank Account: LONG LAKE RANCH
COMMUNITY
DEVELOPMENT DI

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature: AI Zhang
Phone Number: 321-263-0132
Email Address: azhang@vestapropertyservices.com

Discretionary Sales Surtax Information

1. Gross Sales \$ 2018.10
(Do not include tax)

2. Exempt Sales \$ 0.00
(Include these in Gross Sales, Line 1)

3. Taxable Sales/Purchases \$ 2018.10
(Include Internet/Out-of-State Purchases)

A. Taxable Sales and Purchases **Not** Subject to Discretionary Sales Surtax \$ 0.00
B. Total Discretionary Sales Surtax Due \$ 21.70

4. Total Tax Due \$ 151.90
(Include Discretionary Sales Surtax from Line B)

5. Less Lawful Deductions \$ 0.00

6. Less DOR Credit Memo \$ 0.00

7. Net Tax Due \$ 151.90

8. a. **Less** (-) Collection Allowance; or if Late, \$ 3.80

8. b. **Plus** (+) Penalty and Interest \$ 0.00

9. Amount Due With Return \$ 148.10

You have chosen not to donate your collection allowance to education.

Payment you have authorized

148.10

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PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY, FL 34656-2139

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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

1 0 1
42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: 18192080

Billing Date: 4/4/2023

Billing Period: 2/16/2023 to 3/20/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	2/16/2023	22327	3/20/2023	22408	32	81

Usage History

Water

Irrigation

March 2023	81
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

Transactions

Previous Bill	362.88
Payment 03/20/23	-362.88 CR
Balance Forward	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
Water Charges 6.0 Thousand Gals X \$8.76	52.56
Total Current Transactions	415.44
TOTAL BALANCE DUE	\$415.44

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

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0928090
Customer # 01307800

Balance Forward 0.00
Current Transactions 415.44

Total Balance Due \$415.44
Due Date 4/27/2023

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

The Total Due will be electronically transferred on 04/27/2023.

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

PASCO COUNTY UTILITIES
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P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

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

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

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

1 0 1
42-52316

LONG LAKE RANCH CDD

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

Bill Number: 18192087

Billing Date: 4/4/2023

Billing Period: 2/16/2023 to 3/20/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	2/16/2023	319	3/20/2023	323	32	4

Usage History

Water

March 2023	4
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

Transactions

Previous Bill	140.23
Payment 03/20/23	-140.23 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	4.0 Thousand Gals X \$2.04 8.16
Sewer	
Sewer Base Charge	93.08
Sewer Charges	4.0 Thousand Gals X \$6.48 25.92
Total Current Transactions	165.79
TOTAL BALANCE DUE	\$165.79

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

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0928725
Customer # 01307800
Balance Forward 0.00
Current Transactions 165.79

Total Balance Due \$165.79
Due Date 4/27/2023

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

The Total Due will be electronically transferred on 04/27/2023.

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

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EXHIBIT 10

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2022

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2022

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Long Lake Ranch Community Development District
Pasco County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Long Lake Ranch Community Development District, Pasco County, Florida ("District") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic

financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 2, 2023, on our consideration of the Long Lake Ranch Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 2, 2023 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.



DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 2, 2023

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

Our discussion and analysis of Long Lake Ranch Community Development District, Pasco County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$87,432.
- The change in the District's total net position in comparison with the prior fiscal year was \$83,498, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$2,305,957. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2022	2021
Current assets	\$ 2,350,633	\$ 1,949,850
Capital assets	7,319,356	7,839,140
Total assets	9,669,989	9,788,990
Current liabilities	482,170	476,919
Long-term liabilities	9,100,387	9,308,137
Total liabilities	9,582,557	9,785,056
Net position		
Net invested in capital assets	(1,996,031)	(1,673,997)
Restricted for debt service	703,743	679,140
Unrestricted	1,379,720	998,791
Total net position	\$ 87,432	\$ 3,934

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations and depreciation.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2022	2021
Program revenues	\$ 2,040,093	\$ 1,886,457
General revenues	42,448	10,838
Total revenues	2,082,541	1,897,295
Expenses		
General government	165,791	163,842
Physical environment	1,043,389	1,042,394
Culture and recreation	241,743	261,260
Interest on long-term debt	548,120	558,493
Total expenses	1,999,043	2,025,989
Change in net position	83,498	(128,694)
Net position - beginning of year	3,934	132,628
Net position - end of year	\$ 87,432	\$ 3,934

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,999,043, which primarily consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and amended by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$7,319,356 invested in infrastructure, landscape, equipment and furniture, and recreational amenities. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$9,315,387 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2023, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Long Lake Ranch Community Development District's Finance Department at 250 International Parkway, Suite 208, Lake Mary, FL 32746.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2022

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	\$ 1,366,979
Assessments receivable	4,957
Deposits	49,569
Prepaid items	2,891
Restricted assets:	
Investments	923,342
Assessments receivable	2,895
Capital assets:	
Depreciable	7,319,356
TOTAL ASSETS	<u>\$ 9,669,989</u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 44,676
Accrued interest payable	222,494
Bonds payable, due within one year	215,000
Bonds payable, due in more than one year	9,100,387
TOTAL LIABILITIES	<u>9,582,557</u>
NET POSITION	
Net investment in capital assets	(1,996,031)
Restricted for:	
Debt service	703,743
Unrestricted	1,379,720
TOTAL NET POSITION	<u>\$ 87,432</u>

The accompanying notes are an integral part of this financial statement

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Contributions	Governmental Activities
Governmental activities				
General government	\$ 165,791	\$ 165,791	\$ -	\$ -
Physical environment	1,043,389	880,267	-	(163,122)
Culture and recreation	241,743	241,743	-	-
Interest on long-term debt	548,120	752,292	-	204,172
Total governmental activities	<u>\$ 1,999,043</u>	<u>\$ 2,040,093</u>	<u>\$ -</u>	<u>41,050</u>
General revenues:				
Investment earnings				1,991
Miscellaneous income				40,457
Total general revenues				<u>42,448</u>
Change in net position				83,498
Net position - October 1, 2021				<u>3,934</u>
Net position - September 30, 2022				<u>\$ 87,432</u>

The accompanying notes are an integral part of this financial statement

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**BALANCE SHEET – GOVERNMENTAL FUNDS**

September 30, 2022

	<u>MAJOR FUNDS</u>		<u>TOTAL</u>
	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>GOVERNMENTAL</u>
			<u>FUNDS</u>
<u>ASSETS</u>			
Cash and cash equivalents	\$ 1,366,979	\$ -	\$ 1,366,979
Assessments receivable	4,957	-	4,957
Deposits	49,569	-	49,569
Prepaid items	2,891	-	2,891
Restricted assets:			
Investments	-	923,342	923,342
Assessments receivable	-	2,895	2,895
TOTAL ASSETS	<u>\$ 1,424,396</u>	<u>\$ 926,237</u>	<u>\$ 2,350,633</u>
<u>LIABILITIES AND FUND BALANCES</u>			
<u>LIABILITIES</u>			
Accounts payable and accrued expenses	\$ 44,676	\$ -	\$ 44,676
TOTAL LIABILITIES	<u>44,676</u>	<u>-</u>	<u>44,676</u>
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid items and deposits	52,460	-	52,460
Restricted for:			
Debt service	-	926,237	926,237
Unassigned	<u>1,327,260</u>	<u>-</u>	<u>1,327,260</u>
TOTAL FUND BALANCES	<u>1,379,720</u>	<u>926,237</u>	<u>2,305,957</u>
TOTAL LIABILITIES AND			
FUND BALANCES	<u>\$ 1,424,396</u>	<u>\$ 926,237</u>	<u>\$ 2,350,633</u>

The accompanying notes are an integral part of this financial statement

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances in the Balance Sheet	\$ 2,305,957
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	11,041,352
Less accumulated depreciation	(3,721,996)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(222,494)
Original issue premium	159,613
Governmental bonds payable	(9,475,000)
Net Position of Governmental Activities	<u>\$ 87,432</u>

The accompanying notes are an integral part of this financial statement

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2022

	MAJOR FUNDS		TOTAL
	GENERAL	DEBT SERVICE	GOVERNMENTAL FUNDS
REVENUES			
Special assessments	\$ 1,287,801	\$ 752,292	\$ 2,040,093
Miscellaneous revenue	40,457	-	40,457
Investment earnings	260	1,731	1,991
TOTAL REVENUES	<u>1,328,518</u>	<u>754,023</u>	<u>2,082,541</u>
EXPENDITURES			
General government	165,791	-	165,791
Physical environment	587,098	-	587,098
Culture and recreation	147,525	-	147,525
Capital outlay	30,725	-	30,725
Debt			
Principal	-	205,000	205,000
Interest expense	-	545,312	545,312
TOTAL EXPENDITURES	<u>931,139</u>	<u>750,312</u>	<u>1,681,451</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	<u>397,379</u>	<u>3,711</u>	<u>401,090</u>
OTHER SOURCES (USES)			
Transfers in (out)	<u>(16,450)</u>	<u>16,450</u>	<u>-</u>
TOTAL OTHER SOURCES (USES)	<u>(16,450)</u>	<u>16,450</u>	<u>-</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	<u>380,929</u>	<u>20,161</u>	<u>401,090</u>
FUND BALANCE			
Beginning of year	<u>998,791</u>	<u>906,076</u>	<u>1,904,867</u>
End of year	<u>\$ 1,379,720</u>	<u>\$ 926,237</u>	<u>\$ 2,305,957</u>

The accompanying notes are an integral part of this financial statement

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ 401,090
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Amount reported for governmental activities in the Statement of Activities
are different because:

Governmental funds report capital outlays as expenditures. However,
in the Statement of Activities, the costs of those assets are depreciated
over their estimated useful lives:

Capital outlay	30,725
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Repayment of long-term liabilities are reported as expenditures in the
governmental fund financial statements, but such repayments reduce
liabilities in the Statement of Net Position and are eliminated in the
Statement of Activities:

Payments on long-term debt	205,000
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Certain items reported in the Statement of Activities do not require
the use of current financial resources and therefore are not reported
expenditures in the governmental funds:

Current year provision for depreciation	(550,509)
Change in accrued interest payable	4,442
Provision for amortization of bond premium	(7,250)

Change in Net Position of Governmental Activities	<u>\$ 83,498</u>
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The accompanying notes are an integral part of this financial statement

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Long Lake Ranch Community Development District (the District) was established on January 14, 2013 by ordinance 13-01 of the Board of County Commissioners of Pasco County, Florida, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the qualified electors of the within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment and furniture	10
Recreational amenities	15-30
Infrastructure - stormwater	25
Infrastructure - roadways	25
Landscape/hardscape	15

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First			Weighted average of the
American Government Obligation CL Y	\$ 504,847	S&P AAAM	fund portfolio: 18 days
US Bank Money Market	418,495	Not Available	Not Available
Total Investments	<u>\$ 923,342</u>		

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in anyone issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Balance 10/01/2021	Increases	Decreases	Balance 09/30/2022
Governmental activities:				
Capital assets, being depreciated				
Equipment and furniture	\$ 141,384	\$ -	\$ -	\$ 141,384
Recreational amenities	2,005,163	14,500	-	2,019,663
Infrastructure - stormwater	2,235,585	-	-	2,235,585
Infrastructure - roadways	3,350,638	-	-	3,350,638
Landscape/hardscape	3,277,857	16,225	-	3,294,082
Total capital assets, being depreciated	11,010,627	30,725	-	11,041,352
Less accumulated depreciation for:				
Equipment and furniture	85,612	14,138	-	99,750
Recreational amenities	585,338	94,218	-	679,556
Infrastructure - stormwater	558,894	89,423	-	648,317
Infrastructure - roadways	837,662	134,026	-	971,688
Landscape/hardscape	1,103,981	218,704	-	1,322,685
Total accumulated depreciation	3,171,487	550,509	-	3,721,996
Total capital assets, being depreciated - net	7,839,140	(519,784)	-	7,319,356
Governmental activities capital assets - net	\$ 7,839,140	\$ (519,784)	\$ -	\$ 7,319,356

Depreciation expense of \$550,509 was charged to physical environment and culture and recreation in the amount of \$456,291 and \$94,218, respectively.

NOTE F – LONG-TERM LIABILITIES

\$4,450,000 Capital Improvement Revenue Bonds, Series 2014A-1 – On June 6, 2014, the District issued \$4,450,000 in Capital Improvement Revenue Bonds, Series 2014A-1. The Bonds were issued to finance a portion of the cost of acquiring, construction and equipping of certain assessable improvements comprising the Series 2014 project. The Bonds are payable in annual principal installments through May 2044. The Bonds bear interest ranging from 5.625% to 6.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2015.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

\$3,190,000 Capital Improvement Revenue Bonds, Series 2015A-1 – On October 9, 2015, the District issued \$3,190,000 in Capital Improvement Revenue Bonds, Series 2015A-1. The Bonds were issued to finance a portion of the cost of acquiring, construction and equipping of certain assessable improvements comprising the Series 2015 project. The Bonds are payable in annual principal installments through May 2045. The Bonds bear interest ranging from 6.0% to 6.25% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2016.

\$3,105,000 Capital Improvement Revenue Bonds, Series 2016 – On November 4, 2016, the District issued \$3,105,000 in Capital Improvement Revenue Bonds, Series 2016. The Bonds were issued to finance a portion of the cost of acquiring, construction and equipping of certain assessable improvements comprising the Series 2016 project. The Bonds are payable in annual principal installments through May 2046. The Bonds bear interest ranging from 4.0% to 4.75% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2017.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2022.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2022:

	Balance 10/1/2021	Additions	Deletions	Balance 9/30/2022	Due Within One Year
Capital Improvement Revenue Bonds, Series 2014A-1	\$ 3,955,000	\$ -	\$ 85,000	\$ 3,870,000	\$ 90,000
Capital Improvement Revenue Bonds, Series 2015A-1	2,920,000	-	55,000	2,865,000	60,000
Capital Improvement Revenue Bonds, Series 2016	2,805,000	-	65,000	2,740,000	65,000
	9,680,000	-	205,000	9,475,000	215,000
Unamortized bond discount	(166,863)	-	(7,250)	(159,613)	-
	<u>\$ 9,513,137</u>	<u>\$ -</u>	<u>\$ 197,750</u>	<u>\$ 9,315,387</u>	<u>\$ 215,000</u>

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 215,000	\$ 535,150	\$ 750,150
2024	225,000	523,888	748,888
2025	235,000	511,844	746,844
2026	250,000	499,144	749,144
2027	260,000	485,644	745,644
2028-2032	1,560,000	2,189,398	3,749,398
2033-2037	2,060,000	1,697,438	3,757,438
2038-2042	2,745,000	1,035,278	3,780,278
2043-2046	1,925,000	220,112	2,145,112
	<u>\$ 9,475,000</u>	<u>\$ 7,697,896</u>	<u>\$ 17,172,896</u>

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE H - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF REVENUES AND EXPENDITURES****BUDGET AND ACTUAL – GENERAL FUND**

Year Ended September 30, 2022

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES				
Special assessments	\$ 1,355,277	\$ 1,282,844	\$ 1,287,801	\$ 4,957
Miscellaneous revenue	-	44,095	40,457	(3,638)
Investment earnings	-	260	260	-
TOTAL REVENUES	<u>1,355,277</u>	<u>1,327,199</u>	<u>1,328,518</u>	<u>1,319</u>
EXPENDITURES				
Current				
General government	645,307	402,310	165,791	236,519
Physical environment	395,567	421,852	587,098	(165,246)
Culture and recreation	169,403	169,403	147,525	21,878
Capital outlay	145,000	50,000	30,725	19,275
TOTAL EXPENDITURES	<u>1,355,277</u>	<u>1,043,565</u>	<u>931,139</u>	<u>112,426</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ -</u>	<u>\$ 283,634</u>	397,379	<u>\$ 113,745</u>
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	-	(16,450)	(16,450)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES	<u>\$ -</u>	<u>\$ 283,634</u>	380,929	<u>\$ 97,295</u>
FUND BALANCES				
Beginning of year			<u>998,791</u>	
End of year			<u>\$ 1,379,720</u>	

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and amended by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Long Lake Ranch Community Development District
Pasco County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Long Lake Ranch Community Development District, as of September 30, 2022 and for the year ended September 30, 2022, which collectively comprise Long Lake Ranch Community Development District's basic financial statements and have issued our report thereon dated May 2, 2023.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 2, 2023

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Long Lake Ranch Community Development District
Pasco County, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Long Lake Ranch Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.



DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
May 2, 2023

Management Letter

To the Board of Supervisors
Long Lake Ranch Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the Long Lake Ranch Community Development District ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated May 2, 2023.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated May 2, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. However, we did not have any such findings.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Long Lake Ranch Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 4.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 2.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$9,800.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$33,341.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District amended its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Long Lake Ranch Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$638 to \$1,876 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$2,040,093.
- c. The total amount of outstanding bonds issued by the district as \$9,475,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 2, 2023

EXHIBIT 11

**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
REVENUE						
ASSESSMENTS LEVIED:						
ASSESSMENTS LEVIED:	\$ 886,586	\$ 1,282,844	\$ 1,152,133	\$ 1,165,951	\$ 1,289,485	\$ 123,534
EARLY PAYMENT DISCOUNT					(51,579)	
EXCESS FEES	2,940	4,957				
ADDITIONAL REVENUE:						
TENNIS	1,257	944	600	1,440		(1,440)
ROOM RENTALS	335	2,710	485	150		(150)
INTEREST	350	260		125		(125)
ADVERTISEMENT RENTAL			4,800	-	-	
MISC. REVENUE	8,829	36,804	275	-	-	-
TOTAL REVENUE	900,296	1,328,519	1,158,293	1,167,666	1,237,906	121,819
EXPENDITURES						
ADMINISTRATIVE:						
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	53,644	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			-	-	-
TOTAL ADMINISTRATIVE	145,616	146,925	62,054	134,860	137,610	2,750
INSURANCE:						
PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	18,226	18,865	20,564	22,628	27,154	4,526
TOTAL INSURANCE	18,226	18,865	20,564	22,628	27,154	4,526

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
43						
44	UTILITIES:					
45	UTILITIES - ELECTRICITY	38,999	77,939	25,739	90,000	60,000 (30,000)
46	UTILITIES - STREETLIGHTS	149,096	116,218	57,892	150,000	115,000 (35,000)
47	UTILITIES - WATER/SEWER	3,428	9,475	2,454	25,000	11,000 (14,000)
48	UTILITIES - RECLAIMED WATER	24,065	-	-	-	-
49	UTILITIES - SOLID WASTE ASSESSMENT				1,500	1,500
50	UTILITIES - SOLID WASTE REMOVAL	960	1,211	1,955	2,500	784
51	TOTAL UTILITIES	216,548	204,843	88,040	266,716	190,000 (76,716)
52						
53	SECURITY:					
54	SECURITY MONITORING SERVICES	16,448	2,349	-	-	-
55	SECURITY REPAIRS & MAINTENANCE	10,706	5,065	1,468	7,500	(100)
56	TOTAL SECURITY	27,154	7,414	1,468	7,500	(100)
57						
58	COMMUNITY MAINTENANCE					
59	FIELD SERVICES	4,167	5,000	2,526	5,051	5,051 -
60	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	1,614	600	1,934	3,500	4,000 500
61	AQUATIC MAINTENANCE	30,120	28,366	14,760	29,520	29,520 -
62	MITIGATION AREA MONITORING & MAINTENANCE	1,100	650	-	3,100	3,100 -
63	AQUATIC PLANT REPLACEMENT		1,950	-	2,500	2,750 250
64	STORMWATER SYSTEM MAINTENANCE	76	-	-	500	- (500)
65	MIDGE FLY TREATMENTS		-	-	-	-
66	FISH STOCKING	6,006	1,445	-	11,100	11,100 -
67	LAKE & POND MAINTENANCE	-	-	-	2,000	20,000 18,000
68	ENTRY & WALLS MAINTENANCE	5,535	3,994	-	5,500	5,500 -
69	LANDSCAPE MAINTENANCE - CONTRACT	153,887	176,825	82,050	183,982	172,305 (11,677)
70	LANDSCAPE REPLACEMENT MULCH	25,500	56,325	60,000	70,000	70,000 -
71	LANDSCAPE REPLACEMENT ANNUALS	5,999	22,180	21,816	24,000	29,000 5,000
72	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	20,143	34,405	51,992	45,000	45,000 -
73	TREE TRIMMING & MAINTENANCE			675	16,000	16,000 -
74	OTHER LANDSCAPE -FIRE ANT TREAT	16,036	-	-	4,500	4,500 -
75	IRRIGATION REPAIRS & MAINTENANCE	8,752	11,528	1,753	6,000	12,000 6,000
76	DECORATIVE LIGHT MAINTENANCE	9,050	8,900	4,000	9,050	9,050 -
77	VOLUNTEER SUPPLIES				2,000	2,000
78	FIELD CONTINGENCY	27,764		2,424	22,931	40,000 17,069
79	TOTAL COMMUNITY MAINTENANCE	315,749	352,168	243,929	444,234	480,876 36,642
80						
81	ROAD & STREET FACILITIES					
82	SIDEWALK REPAIR & MAINTENANCE	4,000			1,000	1,000 -
83	ROADWAY REPAIR & MAINTENANCE	5,400	53		1,000	1,000 -
84	SIGNAGE REPAIR & REPLACEMENT	3,696	8,600	66	5,000	5,000 -
85	TOTAL ROAD & STREET FACILITIES	13,096	8,653	66	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
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AMENITY MAINTENANCE						
CLUBHOUSE MANAGEMENT	101,985	112,199	49,098	126,928	129,857	2,929
POOL MAINTENANCE - CONTRACT	15,597		11,575	27,780	28,608	828
DOG WASTE STATION SUPPLIES	3,564	470	1,102	5,460	5,460	-
AMENITY MAINTENANCE & REPAIR	6,030	18,924	4,902	21,000	21,000	-
OFFICE SUPPLIES	296	1,421	228	500	1,200	700
FURNITURE REPAIR/REPLACEMENT		1,827	-	1,500	1,750	250
CLUBHOUSE CLEANING	232		-			
POOL REPAIRS	12,960	2,491	727	1,500	2,000	500
POOL PERMITS	560	611	-	1,000	1,000	-
COMMUNICATIONS (TEL, FAX, INTERNET)	6,536	3,594	1,754	5,000	5,000	-
FACILITY A/C & HEATING MAINTENANCE & REPAIRS			-	2,000	2,000	-
COMPUTER SUPPORT MAINTENANCE & REPAIR	126		596	1,000	1,000	-
PARK & PLAYGROUND MAINTENANCE & REPAIRS	3,570	4,790	1,233	6,000	6,600	600
PEST CONTROL	2,350	1,200	600	2,460	2,460	-
CLUBHOUSE JANITORIAL SUPPLIES	3,456		47	2,500	3,000	500
TOTAL AMENITY MAINTENANCE	157,261	147,525	71,862	204,628	210,935	6,307
PROJECT BUDGET						
PRESSURE WASHING		21,664	450	30,000	35,000	5,000
CAPITAL OUTLAY	14,603	23,082	-	-	116,042	116,042
TOTAL PROJECT BUDGET	14,603	44,746	450	30,000	151,042	121,042
TOTAL EXPENDITURES	908,252	931,139	488,433	1,117,666	1,212,116	94,450
OTHER FINANCING SOURCES & USES						
TRANSFER TO RESERVES		253,031	95,544	50,000	-	(50,000)
COUNTY COLLECTION COSTS					25,790	25,790
EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES	\$ (7,956)	\$ 144,348	\$ 574,315	\$ -	\$ -	\$ 51,578
FUND BALANCE						
FUND BALANCE - BEGINNING (FY2021 AUDITED)	336,494	328,538	472,886	472,886	472,886	-
NET CHANGE IN FUND BALANCE	(7,956)	144,348	574,315	-	-	51,578
FUND BALANCE - ENDING	\$ 328,538	\$ 472,886	\$ 1,047,201	\$ 472,886	\$ 472,886	\$ 51,578
ANALYSIS OF FUND BALANCE						
ASSIGNED FOR OPERATING CAPITAL - 3 MONTHS	227,063	232,785	122,108	279,416	303,029	23,613
UNASSIGNED	101,475	240,101	925,093	193,469	169,857	(23,613)
FUND BALANCE - ENDING	\$ 328,538	\$ 472,886	\$ 1,047,201	\$ 472,886	\$ 472,886	\$ -

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

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 YTD (10/2022-3/2023)	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
1 REVENUES						
2 ASSESSMENTS LEVIED	\$ 240,550		\$ 219,990	\$ 222,628	\$ 319,149	\$ 96,521
3 EARLY PAYMENT DISCOUNT					(12,766)	
4 EXCESS FEES	804					
5 INTEREST & MISCELLANEOUS	19		11,350	1,000	-	(1,000)
6 TOTAL REVENUES	241,372	-	231,340	223,628	306,383	95,521
7						
143 TOTAL EXPENDITURES¹	-	-		-	-	-
144						
145 OTHER FINANCING SOURCES & USES						
146 COUNTY COLLECTION COSTS					(6,383)	(6,383)
147 TRANSFER IN FROM GENERAL FUND		236,580	95,544	50,000	-	(50,000)
148 CAPITAL IMPROVEMENT PLAN (CIP)	(14,610)		(109,940)	(92,276)	-	92,276
149 CONTINGENCY	-		(3,749)	(9,228)	-	9,228
150 TOTAL OTHER FINANCING SOURCES & USES	(14,610)	236,580	(18,145)	(51,504)	(6,383)	45,121
151						
152 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 226,762	\$ 236,580	\$ 213,195	\$ 172,124	\$ 300,000	\$ 140,642
153						
154 FUND BALANCE						
155 FUND BALANCE - BEGINNING (FY2021 AUDITED)	443,490	670,252	906,832	906,832	1,078,957	
156 NET CHANGE IN FUND BALANCE	226,762	236,580	213,195	172,124	300,000	140,642
157 FUND BALANCE - ENDING	\$ 670,252	\$ 906,832	\$ 1,120,027	\$ 1,078,957	\$ 1,378,957	\$ 140,642

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

Line #	Priority (1-5)	Description	Budgeted
1	FY 2023	Project(s)	
2		Pool Furniture (Reserve Study-2026)	20,000
3		Pool Project	70,000
4		Fencing	64,388
5		Landscape Reinvestment Projects-2023	-
6		LLR Blvd Island 1 (Option 1)	30,650
7		LLR Blvd Island 2 (Option 3)	21,626
8	FY 2024	Project(s)	
9		Pool Resurfacing	59,297
10		Pool Furniture	11,745
11		Lakeside Drainage	30,000
12		Utility Vehicle	15,000

FY24 Planned Capital Projects 116,042

Total Planned Capital Projects \$ 322,705.77

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	INSURANCE			
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	TOTAL INSURANCE		27,153.60	
27	UTILITIES			
28	UTILITIES - ELECTRICITY	DUKE ENERGY	60,000.00	
29	UTILITIES - STREETLIGHTS	DUKE ENERGY	115,000.00	
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	TOTAL UTILITIES		190,000.00	
34	SECURITY			
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	TOTAL SECURITY		7,500.00	
38	PHYSICAL ENVIRONMENT			
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	40,000.00	FOR MISCELLANEOUS UNBUDGETED EXPENSES
59	TOTAL PHYSICAL ENVIROMENT		480,875.50	
60	ROAD & STREET FACILITIES			
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	TOTAL ROAD & STREET FACILITIES		7,000.00	
65	PARKS AND RECREATION			
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	TOTAL PARKS AND RECREATION		210,934.73	
81	PROJECT BUDGET			
82	PRESSURE WASHING		35,000.00	
83	CAPITAL OUTLAY		116,042.00	
84	TOTAL PROJECT BUDGET		151,042.00	

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

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

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

GROSS CAPITAL RESERVE FUND: \$319,148.94

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

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

UNIT SIZE & PHASE	FY 2023 O&M PER LOT	FY 2024 O&M PER LOT	\$ VARIANCE PER LOT	\$ VARIANCE PER MONTH
PHASES 1 & 2				
TOWNHOME/ATTACHED	\$1,309.19	\$1,362.03	\$52.84	\$4.40
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	\$4.76
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	\$4.94
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	\$5.13
PHASE 3				
TOWNHOME/ATTACHED	\$1,309.19	\$1,362.03	\$52.84	\$4.40
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	\$4.76
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	\$4.94
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	\$5.13
PHASE 4				
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	\$4.76
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	\$4.94
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	\$5.13

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

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

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

⁽³⁾ Annual assessments that will appear on the November, 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	\$1,362.03	\$52.84	4.0%
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%
PHASE 3				
TOWNHOME/ATTACHED	\$1,309.19	\$1,362.03	\$52.84	4.0%
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%
PHASE 4				
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%

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
REVENUES				
NET SPECIAL ASSESSMENTS ⁽¹⁾	\$ 318,994	\$ 235,938	\$ 191,881	\$ 746,813
TOTAL REVENUES	318,994	235,938	191,881	746,813
EXPENDITURES				
DEBT SERVICE REQUIREMENT				
5/1/2024				
INTEREST	113,231	86,319	61,800	261,350
PRINCIPAL	90,000	65,000	65,000	220,000
11/1/2024				
INTEREST	110,700	84,369	60,500	255,569
TOTAL EXPENDITURES	313,931	235,688	187,300	736,919
EXCESS OF REVENUES OVER EXPENDITURES	\$ 5,063	\$ 250	\$ 4,581	\$ 9,894

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

⁽¹⁾ 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
5/1/2040	240,000	6.000%	40,800	280,800		1,120,000
11/1/2040	-	6.000%	33,600	33,600	314,400	1,120,000
5/1/2041	255,000	6.000%	33,600	288,600		865,000
11/1/2041	-	6.000%	25,950	25,950	314,550	865,000
5/1/2042	270,000	6.000%	25,950	295,950		595,000
11/1/2042	-	6.000%	17,850	17,850	313,800	595,000
5/1/2043	290,000	6.000%	17,850	307,850		305,000
11/1/2043	-	6.000%	9,150	9,150	317,000	305,000
5/1/2044	305,000	6.000%	9,150	314,150	314,150	-
Total	\$3,955,000		\$ 3,444,694	\$ 7,399,694	\$ 7,399,694	

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

Max Annual DS: 235,938

Footnote:

SECURITY REPAIRS & MAINTENANCE

LONG LAKE RANCH CDD
FISCAL YEAR 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
11/1/2041	-	4.750%	20,069	20,069	188,581	845,000
5/1/2042	155,000	4.750%	20,069	175,069		690,000
11/1/2042	-	4.750%	16,388	16,388	191,456	690,000
5/1/2043	160,000	4.750%	16,388	176,388		530,000
11/1/2043	-	4.750%	12,588	12,588	188,975	530,000
5/1/2044	170,000	4.750%	12,588	182,588		360,000
11/1/2044	-	4.750%	8,550	8,550	191,138	360,000
5/1/2045	175,000	4.750%	8,550	183,550	183,550	185,000
11/1/2045	-	4.750%	4,394	4,394	4,394	185,000
5/1/2046	185,000	4.750%	4,394	189,394	189,394	-
Total	\$ 2,725,000		\$ 1,821,425	\$ 4,546,425	\$ 4,546,425	

Max Annual DS: 191,881

Footnote:

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

EXHIBIT 12

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**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
Proposed Budget

**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
REVENUE						
ASSESSMENTS LEVIED:						
ASSESSMENTS LEVIED:	\$ 886,586	\$ 1,282,844	\$ 1,152,133	\$ 1,165,951	\$ 1,289,485	\$ 123,534
EARLY PAYMENT DISCOUNT					(51,579)	
EXCESS FEES	2,940	4,957				
ADDITIONAL REVENUE:						
TENNIS	1,257	944	600	1,440		(1,440)
ROOM RENTALS	335	2,710	485	150		(150)
INTEREST	350	260		125		(125)
ADVERTISEMENT RENTAL			4,800	-	-	
MISC. REVENUE	8,829	36,804	275	-	-	-
TOTAL REVENUE	900,296	1,328,519	1,158,293	1,167,666	1,237,906	121,819
EXPENDITURES						
ADMINISTRATIVE:						
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	53,644	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			-	-	-
TOTAL ADMINISTRATIVE	145,616	146,925	62,054	134,860	137,610	2,750
INSURANCE:						
PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	18,226	18,865	20,564	22,628	27,154	4,526
TOTAL INSURANCE	18,226	18,865	20,564	22,628	27,154	4,526

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
43						
44	UTILITIES:					
45	UTILITIES - ELECTRICITY	38,999	77,939	25,739	90,000	60,000 (30,000)
46	UTILITIES - STREETLIGHTS	149,096	116,218	57,892	150,000	115,000 (35,000)
47	UTILITIES - WATER/SEWER	3,428	9,475	2,454	25,000	11,000 (14,000)
48	UTILITIES - RECLAIMED WATER	24,065	-	-	-	-
49	UTILITIES - SOLID WASTE ASSESSMENT				1,500	1,500
50	UTILITIES - SOLID WASTE REMOVAL	960	1,211	1,955	2,500	784
51	TOTAL UTILITIES	216,548	204,843	88,040	266,716	190,000 (76,716)
52						
53	SECURITY:					
54	SECURITY MONITORING SERVICES	16,448	2,349	-	-	-
55	SECURITY REPAIRS & MAINTENANCE	10,706	5,065	1,468	7,500	(100)
56	TOTAL SECURITY	27,154	7,414	1,468	7,500	(100)
57						
58	COMMUNITY MAINTENANCE					
59	FIELD SERVICES	4,167	5,000	2,526	5,051	5,051 -
60	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	1,614	600	1,934	3,500	4,000 500
61	AQUATIC MAINTENANCE	30,120	28,366	14,760	29,520	29,520 -
62	MITIGATION AREA MONITORING & MAINTENANCE	1,100	650	-	3,100	3,100 -
63	AQUATIC PLANT REPLACEMENT		1,950	-	2,500	2,750 250
64	STORMWATER SYSTEM MAINTENANCE	76	-	-	500	- (500)
65	MIDGE FLY TREATMENTS		-	-	-	-
66	FISH STOCKING	6,006	1,445	-	11,100	11,100 -
67	LAKE & POND MAINTENANCE	-	-	-	2,000	20,000 18,000
68	ENTRY & WALLS MAINTENANCE	5,535	3,994	-	5,500	5,500 -
69	LANDSCAPE MAINTENANCE - CONTRACT	153,887	176,825	82,050	183,982	172,305 (11,677)
70	LANDSCAPE REPLACEMENT MULCH	25,500	56,325	60,000	70,000	70,000 -
71	LANDSCAPE REPLACEMENT ANNUALS	5,999	22,180	21,816	24,000	29,000 5,000
72	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	20,143	34,405	51,992	45,000	45,000 -
73	TREE TRIMMING & MAINTENANCE			675	16,000	16,000 -
74	OTHER LANDSCAPE -FIRE ANT TREAT	16,036	-	-	4,500	4,500 -
75	IRRIGATION REPAIRS & MAINTENANCE	8,752	11,528	1,753	6,000	12,000 6,000
76	DECORATIVE LIGHT MAINTENANCE	9,050	8,900	4,000	9,050	9,050 -
77	VOLUNTEER SUPPLIES				2,000	2,000
78	FIELD CONTINGENCY	27,764		2,424	22,931	40,000 17,069
79	TOTAL COMMUNITY MAINTENANCE	315,749	352,168	243,929	444,234	480,876 36,642
80						
81	ROAD & STREET FACILITIES					
82	SIDEWALK REPAIR & MAINTENANCE	4,000			1,000	1,000 -
83	ROADWAY REPAIR & MAINTENANCE	5,400	53		1,000	1,000 -
84	SIGNAGE REPAIR & REPLACEMENT	3,696	8,600	66	5,000	5,000 -
85	TOTAL ROAD & STREET FACILITIES	13,096	8,653	66	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
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AMENITY MAINTENANCE						
CLUBHOUSE MANAGEMENT	101,985	112,199	49,098	126,928	129,857	2,929
POOL MAINTENANCE - CONTRACT	15,597		11,575	27,780	28,608	828
DOG WASTE STATION SUPPLIES	3,564	470	1,102	5,460	5,460	-
AMENITY MAINTENANCE & REPAIR	6,030	18,924	4,902	21,000	21,000	-
OFFICE SUPPLIES	296	1,421	228	500	1,200	700
FURNITURE REPAIR/REPLACEMENT		1,827	-	1,500	1,750	250
CLUBHOUSE CLEANING	232		-			
POOL REPAIRS	12,960	2,491	727	1,500	2,000	500
POOL PERMITS	560	611	-	1,000	1,000	-
COMMUNICATIONS (TEL, FAX, INTERNET)	6,536	3,594	1,754	5,000	5,000	-
FACILITY A/C & HEATING MAINTENANCE & REPAIRS			-	2,000	2,000	-
COMPUTER SUPPORT MAINTENANCE & REPAIR	126		596	1,000	1,000	-
PARK & PLAYGROUND MAINTENANCE & REPAIRS	3,570	4,790	1,233	6,000	6,600	600
PEST CONTROL	2,350	1,200	600	2,460	2,460	-
CLUBHOUSE JANITORIAL SUPPLIES	3,456		47	2,500	3,000	500
TOTAL AMENITY MAINTENANCE	157,261	147,525	71,862	204,628	210,935	6,307
PROJECT BUDGET						
PRESSURE WASHING		21,664	450	30,000	35,000	5,000
CAPITAL OUTLAY	14,603	23,082	-	-	116,042	116,042
TOTAL PROJECT BUDGET	14,603	44,746	450	30,000	151,042	121,042
TOTAL EXPENDITURES	908,252	931,139	488,433	1,117,666	1,212,116	94,450
OTHER FINANCING SOURCES & USES						
TRANSFER TO RESERVES		253,031	95,544	50,000	-	(50,000)
COUNTY COLLECTION COSTS					25,790	25,790
EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES	\$ (7,956)	\$ 144,348	\$ 574,315	\$ -	\$ -	\$ 51,578
FUND BALANCE						
FUND BALANCE - BEGINNING (FY2021 AUDITED)	336,494	328,538	472,886	472,886	472,886	-
NET CHANGE IN FUND BALANCE	(7,956)	144,348	574,315	-	-	51,578
FUND BALANCE - ENDING	\$ 328,538	\$ 472,886	\$ 1,047,201	\$ 472,886	\$ 472,886	\$ 51,578
ANALYSIS OF FUND BALANCE						
ASSIGNED FOR OPERATING CAPITAL - 3 MONTHS	227,063	232,785	122,108	279,416	303,029	23,613
UNASSIGNED	101,475	240,101	925,093	193,469	169,857	(23,613)
FUND BALANCE - ENDING	\$ 328,538	\$ 472,886	\$ 1,047,201	\$ 472,886	\$ 472,886	\$ -

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

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 YTD (10/2022-3/2023)	FY 2023 AMENDED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
1 REVENUES						
2 ASSESSMENTS LEVIED	\$ 240,550		\$ 219,990	\$ 222,628	\$ 319,149	\$ 96,521
3 EARLY PAYMENT DISCOUNT					(12,766)	
4 EXCESS FEES	804					
5 INTEREST & MISCELLANEOUS	19		11,350	1,000	-	(1,000)
6 TOTAL REVENUES	241,372	-	231,340	223,628	306,383	95,521
7						
143 TOTAL EXPENDITURES¹	-	-		-	-	-
144						
145 OTHER FINANCING SOURCES & USES						
146 COUNTY COLLECTION COSTS					(6,383)	(6,383)
147 TRANSFER IN FROM GENERAL FUND		236,580	95,544	50,000	-	(50,000)
148 CAPITAL IMPROVEMENT PLAN (CIP)	(14,610)		(109,940)	(92,276)	-	92,276
149 CONTINGENCY	-		(3,749)	(9,228)	-	9,228
150 TOTAL OTHER FINANCING SOURCES & USES	(14,610)	236,580	(18,145)	(51,504)	(6,383)	45,121
151						
152 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 226,762	\$ 236,580	\$ 213,195	\$ 172,124	\$ 300,000	\$ 140,642
153						
154 FUND BALANCE						
155 FUND BALANCE - BEGINNING (FY2021 AUDITED)	443,490	670,252	906,832	906,832	1,078,957	
156 NET CHANGE IN FUND BALANCE	226,762	236,580	213,195	172,124	300,000	140,642
157 FUND BALANCE - ENDING	\$ 670,252	\$ 906,832	\$ 1,120,027	\$ 1,078,957	\$ 1,378,957	\$ 140,642

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

Line #	Priority (1-5)	Description	Budgeted
1	FY 2023	Project(s)	
2		Pool Furniture (Reserve Study-2026)	20,000
3		Pool Project	70,000
4		Fencing	64,388
5		Landscape Reinvestment Projects-2023	-
6		LLR Blvd Island 1 (Option 1)	30,650
7		LLR Blvd Island 2 (Option 3)	21,626
8	FY 2024	Project(s)	
9		Pool Resurfacing	59,297
10		Pool Furniture	11,745
11		Lakeside Drainage	30,000
12		Utility Vehicle	15,000

FY24 Planned Capital Projects 116,042

Total Planned Capital Projects \$ 322,705.77

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	INSURANCE			
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	TOTAL INSURANCE		27,153.60	
27	UTILITIES			
28	UTILITIES - ELECTRICITY	DUKE ENERGY	60,000.00	
29	UTILITIES - STREETLIGHTS	DUKE ENERGY	115,000.00	
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	TOTAL UTILITIES		190,000.00	
34	SECURITY			
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	TOTAL SECURITY		7,500.00	
38	PHYSICAL ENVIRONMENT			
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	40,000.00	FOR MISCELLANEOUS UNBUDGETED EXPENSES
59	TOTAL PHYSICAL ENVIROMENT		480,875.50	
60	ROAD & STREET FACILITIES			
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	TOTAL ROAD & STREET FACILITIES		7,000.00	
65	PARKS AND RECREATION			
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	TOTAL PARKS AND RECREATION		210,934.73	
81	PROJECT BUDGET			
82	PRESSURE WASHING		35,000.00	
83	CAPITAL OUTLAY		116,042.00	
84	TOTAL PROJECT BUDGET		151,042.00	

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

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

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

GROSS CAPITAL RESERVE FUND: \$319,148.94

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

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

UNIT SIZE & PHASE	FY 2023 O&M PER LOT	FY 2024 O&M PER LOT	\$ VARIANCE PER LOT	\$ VARIANCE PER MONTH
	PER LOT	PER LOT	PER LOT	PER MONTH
PHASES 1 & 2				
TOWNHOME/ATTACHED	\$1,309.19	\$1,362.03	\$52.84	\$4.40
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	\$4.76
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	\$4.94
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	\$5.13
PHASE 3				
TOWNHOME/ATTACHED	\$1,309.19	\$1,362.03	\$52.84	\$4.40
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	\$4.76
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	\$4.94
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	\$5.13
PHASE 4				
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	\$4.76
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	\$4.94
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	\$5.13

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

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

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

⁽³⁾ Annual assessments that will appear on the November, 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	\$1,362.03	\$52.84	4.0%
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%
PHASE 3				
TOWNHOME/ATTACHED	\$1,309.19	\$1,362.03	\$52.84	4.0%
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%
PHASE 4				
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%

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
REVENUES				
NET SPECIAL ASSESSMENTS ⁽¹⁾	\$ 318,994	\$ 235,938	\$ 191,881	\$ 746,813
TOTAL REVENUES	318,994	235,938	191,881	746,813
EXPENDITURES				
DEBT SERVICE REQUIREMENT				
5/1/2024				
INTEREST	113,231	86,319	61,800	261,350
PRINCIPAL	90,000	65,000	65,000	220,000
11/1/2024				
INTEREST	110,700	84,369	60,500	255,569
TOTAL EXPENDITURES	313,931	235,688	187,300	736,919
EXCESS OF REVENUES OVER EXPENDITURES	\$ 5,063	\$ 250	\$ 4,581	\$ 9,894

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

⁽¹⁾ 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
5/1/2040	240,000	6.000%	40,800	280,800		1,120,000
11/1/2040	-	6.000%	33,600	33,600	314,400	1,120,000
5/1/2041	255,000	6.000%	33,600	288,600		865,000
11/1/2041	-	6.000%	25,950	25,950	314,550	865,000
5/1/2042	270,000	6.000%	25,950	295,950		595,000
11/1/2042	-	6.000%	17,850	17,850	313,800	595,000
5/1/2043	290,000	6.000%	17,850	307,850		305,000
11/1/2043	-	6.000%	9,150	9,150	317,000	305,000
5/1/2044	305,000	6.000%	9,150	314,150	314,150	-
Total	\$3,955,000		\$ 3,444,694	\$ 7,399,694	\$ 7,399,694	

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

Max Annual DS: 235,938

Footnote:
SECURITY REPAIRS & MAINTENANCE

LONG LAKE RANCH CDD
FISCAL YEAR 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
11/1/2041	-	4.750%	20,069	20,069	188,581	845,000
5/1/2042	155,000	4.750%	20,069	175,069		690,000
11/1/2042	-	4.750%	16,388	16,388	191,456	690,000
5/1/2043	160,000	4.750%	16,388	176,388		530,000
11/1/2043	-	4.750%	12,588	12,588	188,975	530,000
5/1/2044	170,000	4.750%	12,588	182,588		360,000
11/1/2044	-	4.750%	8,550	8,550	191,138	360,000
5/1/2045	175,000	4.750%	8,550	183,550	183,550	185,000
11/1/2045	-	4.750%	4,394	4,394	4,394	185,000
5/1/2046	185,000	4.750%	4,394	189,394	189,394	-
Total	\$ 2,725,000		\$ 1,821,425	\$ 4,546,425	\$ 4,546,425	

Max Annual DS: 191,881

Footnote:

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

EXHIBIT 13

Quote Summary

Prepared For:

Long Lake Ranch Community Development District
 FL

Prepared By:

Drew Delancey
 Everglades Equipment Group
 2240 Success Drive
 Odessa, FL 33556
 Phone: 727-842-8618
 ddelancey@evergladesfarmequipment.com

Quote Id: 28800278
Created On: 10 May 2023
Last Modified On: 10 May 2023
Expiration Date: 31 May 2023

Equipment Summary	Selling Price	Qty	Extended
2023 JOHN DEERE GATOR™ TX (Model Year 2023) - 1M04X2XDAPM181788	\$ 12,500.00 X	1 =	\$ 12,500.00
2023 JOHN DEERE GATOR™HPX615E (Model Year 2023) - 393727	\$ 15,000.00 X	1 =	\$ 15,000.00
Equipment Total			\$ 27,500.00

Quote Summary

Equipment Total	\$ 27,500.00
SubTotal	\$ 27,500.00
Est. Service Agreement Tax	\$ 0.00
Total	\$ 27,500.00
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 27,500.00

Salesperson : X _____

Accepted By : X _____

[RETURN TO AGENDA PAGE](#)

Quote Id: 28800278

2023 JOHN DEERE GATOR™ TX (Model Year 2023) - 1M04X2XDAPM181788

Hours: 0
 Stock Number: C218377

Code	Description	Qty
56A4M	2023 JOHN DEERE GATOR,4X2 TX GAS MY23	1
Standard Options - Per Unit		
001A	COUNTRY CODE- US/CANADA	1
0501	PR - BASE - TURF TIRE	1
1015	CAYMAN TURF TIRES	1
2016	NON-ADJUSTABLE SEAT	1
3001	CARGO BOX,TEXTURE,REFLECT	1
3100	MANUAL LIFT W/LATCH/PROP ROD	1
4099	LESS FRONT PROTECT PACKAGE	1
4199	LESS REAR PROTECTION PACKAGE	1
Dealer Attachments		
	Canopy	1
Other Charges		
	Freight	1
	Discount	1

2023 JOHN DEERE GATOR™HPX615E (Model Year 2023) - 393727

Hours: 0
 Stock Number: C230584

Code	Description	Qty
57G8M	2023 JOHN DEERE GATOR, HPX615E MY23	1
Standard Options - Per Unit		
001A	COUNTRY CODE- US/CANADA	1
0505	BUILD TO ORDER	1
1011	HPAP-ALL-PURPOSE TIRES	1
2007	STANDARD BENCH SEAT - BLACK	1
2350	PARK POSITION IN TRANSMISSIO	1



Selling Equipment

Quote Id: 28800278

3001	CARGO BOX,PAINT W/REFLECTORS	1
3120	PROP ROD KIT-XUV & HPX	1
4000	OPS W/ NET	1
4030	BLACK POLY ROOF	1
4249	LESS FRONT BRUSHGUARD	1

GABLES MOTORSPORTS OF WESLEY CHAPEL

28009 WESLEY CHAPEL BLVD

WESLEY CHAPEL FL 33543

813-973-1888

Buyer's Order

TISH DOBSON

Date

Order No.

Salesman GAGE DASINGER

+

H

W

C 813-758-4841

TDOBSON@VESTAPROPERTYSERVICES.COM

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	Serial No.	Stock No.	Price (Incl factory options)
New	2023	HONDA	SXS520M2	1HFVE0711P4800613	HM23N80061	\$9,999.00

Options:
1493.98

\$1,493.98 D

Manufacturer Retail Price	\$9,999.00
Dealer Unit Price	\$0.00
Factory Options	\$9,999.00
Added Accessories	\$0.00
Freight	\$1,493.98
Dealer Prep / Rigging Fee	\$1,656.00
FL Battery Tax	\$1,016.00
FL Tire Tax	\$1.50
Bonus Bucks	\$4.00
Electronic Filing Charge **	\$0.00
Private Tag Agency Fee	\$75.00
Service Contract	\$112.50
FIN GPS	\$0.00
Bank Fee	\$0.00
Gift Card	\$0.00
GAP	\$0.00
Tire & Wheel	\$0.00
ECO	\$0.00
EC Maintenance	\$0.00
Battery	\$0.00

*Pioneer
520*

Lien Holder:
NONE

Cash Price	\$14,357.98
Trade Allowance	\$0.00
Payoff	\$0.00

Notes:

Net Trade	\$0.00
Net Sale (Cash Price - Net Trade)	\$14,357.98
Sales Tax	\$0.00
Title/License/Registration Fees	\$75.00
Documentation Fee *	\$399.00
Credit Life Insurance	\$0.00
Accident & Disability	\$0.00
Doc Stamps	\$0.00

Trade Information:

Total Other Charges	\$474.00
Sub Total (Net Sale + Other Charges)	\$14,831.98
Cash Down Payment	\$1,000.00
Amount to Pay/Finance	\$13,831.98

Trade in Lienholder:

Estimated Monthly Payment of \$307.61 For 60 Months at 11.99% Interest on Approved Credit

Customer was offered GAP, Extended Warranty, Tire, PCMP and Theft Protection. Customer has DECLINED protection unless purchased as shown on this Bill of Sale ()

* These charges represent costs and profit to the dealer for items such as unit unpacking, assembly, setup and inspection, cleaning and adjusting the unit and preparing documents relating to the sale.

** The electronic filing charge may result as additional dealer profit

In signing this bill of sale, customer acknowledges that the above purchased item(s) were paid for by cash, check, credit card or a fundable finance contract. No refunds on above purchased products unless stated otherwise. Products purchased with financing are subject to the following: If Dealer is unable to assign this contract within 30 days, upon notice provided to Buyer, Buyer must return vehicle in the same condition as when sold other than reasonable wear for the time in Buyer's possession. Daily charge will be billed to Buyer at rate specified on Sellers Rights Agreement.

ALL SALES ARE FINAL. NO RETURNS.

Customer Signature _____ Dealer Signature _____

Thank You for Your Business!

AGE



2023 PIONEER 520 SPECIFICATIONS*

ENGINE	
Engine Type	518cc liquid cooled single cylinder four-stroke
Bore And Stroke	96.0mm x 71.5mm
Compression Ratio	9.5:1
Induction	Electronic fuel injection (PGM-FI), 36mm throttle body
Ignition	Full-transistorized type with electronic advance
DRIVE TRAIN	
Clutch	Automatic
Transmission	Five-speed automatic transmission with AT/MT modes with paddle shifting and reverse. Two drive modes include 2WD and 4WD
Driveline	Direct front and rear driveshafts
CHASSIS SUSPENSION BRAKES	
Front Suspension	Independent double-wishbone; 5.8-inch travel
Rear Suspension	Independent double-wishbone with preload adjustability; 5.9-inch travel
Front Brake	Dual 200mm hydraulic disc
Rear Brake	170mm hydraulic disc
Front Tires	24 x 8-12
Rear Tires	24 x 10-12
DIMENSIONS	
Length	105 inches
Width	50 inches
Height	71.2 inches
Wheelbase	73 inches
Bed Capacity	450 pounds
Towing Capacity	1000 pounds
Ground Clearance	8.5 inches
Turning Radius	12.8 feet
Curb Weight	1058 pounds - Includes all standard equipment, required fluids and full tank of fuel.
Fuel Capacity	4.1 gallons, including 1.1-gallon reserve
OTHER	
Safety	Recommended for Drivers 16 years of age and older.
Available Colors	Black Forest Green, Avenger Red, Krypton Green, Sandstone Beige
Model ID	SXS520M2
FACTORY WARRANTY INFORMATION	
One Year Included	Transferable, limited warranty
Optional Extended	Extended coverage available with a HondaCare® Protection Plan

*All figures are preliminary and subject to change.

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AGE

GABLES MOTORSPORTS OF WESLEY CHAPEL

28009 WESLEY CHAPEL BLVD

WESLEY CHAPEL FL 33543

813-973-1888

Buyer's Order

Date
Order No.
Salesman

+
H W C

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	Serial No.	Stock No.	Price (Incl factory options)
New	2023		Temporary MU		TEMP	\$11,699.00

Options:
1511.98

*Sportsman
570*

\$1,511.98 D

Manufacturer Retail Price	\$0.00
Dealer Unit Price	(\$11,699.00)
Factory Options	\$11,699.00
Added Accessories	\$0.00
Freight	\$1,511.98
Dealer Prep / Rigging Fee	\$1,256.00
FL Battery Tax	\$754.00
FL Tire Tax	\$1.50
Bonus Bucks	\$4.00
Electronic Filing Charge **	\$0.00
Private Tag Agency Fee	\$0.00
Service Contract	\$75.00
FIN GPS	\$112.50
Bank Fee	\$0.00
Gift Card	\$0.00
GAP	\$0.00
Tire & Wheel	\$0.00
ECO	\$0.00
EC Maintenance	\$0.00
Battery	\$0.00

Lien Holder:
NONE

Cash Price	\$15,413.98
Trade Allowance	\$0.00
Payoff	\$0.00

Notes:

Net Trade	\$0.00
Net Sale (Cash Price - Net Trade)	\$15,413.98
Sales Tax	\$0.00
Title/License/Registration Fees	\$75.00
Documentation Fee *	\$399.00
Credit Life Insurance	\$0.00
Accident & Disability	\$0.00
Doc Stamps	\$0.00

Trade Information:

Total Other Charges	\$474.00
Sub Total (Net Sale + Other Charges)	\$15,887.98
Cash Down Payment	\$0.00
Amount to Pay/Finance	\$15,887.98

Trade in Lienholder:

Estimated Monthly Payment of \$353.34 For 60 Months at 11.99% Interest on Approved Credit

Customer was offered GAP, Extended Warranty, Tire, PCMP and Theft Protection. Customer has DECLINED protection unless purchased as shown on this Bill of Sale ()

* These charges represent costs and profit to the dealer for items such as unit unpacking, assembly, setup and inspection, cleaning and adjusting the unit and preparing documents relating to the sale.

** The electronic filing charge may result as additional dealer profit

In signing this bill of sale, customer acknowledges that the above purchased item(s) were paid for by cash, check, credit card or a fundable finance contract. No refunds on above purchased products unless stated otherwise. Products purchased with financing are subject to the following: If Dealer is unable to assign this contract within 30 days, upon notice provided to Buyer, Buyer must return vehicle in the same condition as when sold other than reasonable wear for the time in Buyer's possession. Daily charge will be billed to Buyer at rate specified on Sellers Rights Agreement.

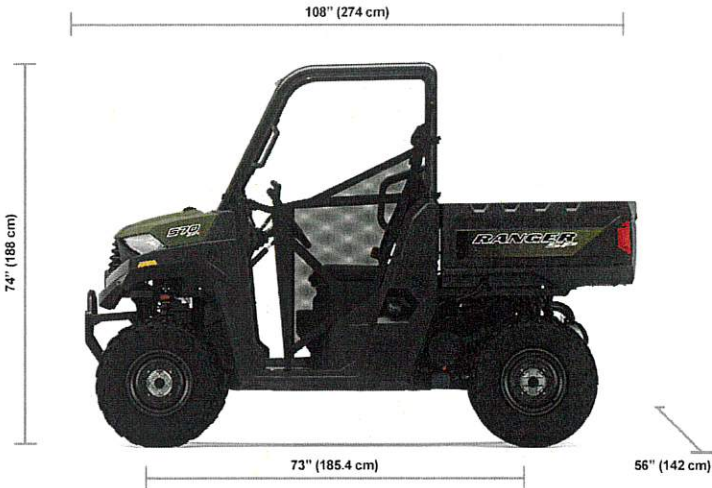
ALL SALES ARE FINAL. NO RETURNS.

Customer Signature _____ Dealer Signature _____

Thank You for Your Business!

AGE

RANGER SP 570 Sagebrush Green



Key Specifications

44	56"	11"
HP	WIDTH	GROUND CLEARANCE

ENGINE & DRIVETRAIN

Cooling	Liquid
Cylinders Displacement	567cc
Drive System Type	On-Demand True AWD/2WD/VersaTrac Turf Mode
Engine Braking System (EBS)	Not Equipped
Engine Type	4-Stroke Single Cylinder DOHC
Fuel System/Battery	Electronic Fuel Injection
Horsepower	44 HP
Transmission/Final Drive	Automatic PVT H/L/N/R/P; Shaft

DIMENSIONS

Bed Box Dimensions (L x W x H)	33.3 x 48.7 x 12.3 in
Box Capacity	500 lb (226.8 kg)
Estimated Dry Weight	1,158 lb (525 kg)
Fuel Capacity	9.5 gal (35.9 L)
Ground Clearance	11 in (27.9 cm)
GVW	2,255 lbs.
Hitch Towing Rating	1,500 lb (680 kg)
Hitch Type	Standard 2 in (5 cm) Receiver
Overall Vehicle Size (L x W x H)	108 x 56 x 74 in. (274.3 x 142.2 x 188 cm)
Payload Capacity	1,000 lb (453 kg)
Person Capacity	2

BRAKES

Front/Rear Brakes	4-Wheel Hydraulic Disc
Parking Brake	Park In-Transmission

ADDITIONAL SPECIFICATIONS

Adjustable Driver Seat	Not Equipped
Cargo System	Lock & Ride®
Color / Graphics	Sagebrush Green
Electronic Power Steering	Not Equipped
Instrumentation	4" LCD Rider Information Center: User Selectable Blue/Red Backlighting & Brightness, Programmable Service Intervals, Speedometer, Tachometer, Odometer, Tripmeter, Clock, Hour Meter, Gear Indicator, Fuel Gauge, Coolant Temperature, Voltmeter, Service Indicator and Codes, Seat Belt Reminder, DC Outlet
Lighting	55W Headlight, LED Taillamps
Other Standard Features	Gas Assist Dump Box, Single Latch Tailgate, Rear-mounted Fiberglass Insulated Exhaust System, Standard In-dash SAE Charge Port, 340 CC Battery, 660W Charging System (Stator), 20.25 Gal. Onboard Storage with Enclosed Dash Bins and Integrated Cell-phone Holder, Sealed Suspension Bushings and Wheel Bearings, Steel Front Bumper With Winch Mount and Bull Bar, Rear Wheel Liners
RIDE COMMAND+	Available
Tilt Steering	Standard

TIRES / WHEELS

Front Tires	25 x 8-12; Carlisle 489
Rear Tires	25 x 10-12; Carlisle 489
Tire Ply Rating	4 Ply Rated
Wheels	Stamped Steel

SUSPENSION

Front Suspension	MacPherson Strut 9 in (22.9 cm) Travel
Rear Suspension	Dual A-Arm, IRS 10 in. (25.4 cm) Travel
Turning Radius	12.6 ft (386 cm)

EXHIBIT 14

Hello Tish,

Thanks again for allowing Cooper Pools to quote pool services for Long Lake Ranch CDD and Foxtail communities.

Please find our service quotes attached. Upon review, please note that our pricing includes all of our daily operating chemicals as part of our service. Only specialty treatments would be for an additional cost such as metal out, phosphate and black algae treatments, which will be quoted prior to treatment based on dosage size required. Algaecide treatments, most often would be covered by Cooper Pools, with the exception to named storms or long periods of rain.

With that being said, please review your current service providers' billing and supplemental bills for extra chemicals on a regular basis and you will find that my complete pricing is not that far off from them. Then any difference will be in the quality of service that you will receive from Cooper Pools.

Here are just a few area pools that we provide services for that you may know;

Arbor Green

Seven Oaks

Connerton

The Grove

Wilderness Lakes

Long Lake Reserve

Meadow Pointe 3

Union Park East and West

Cooper Pools Inc specializes in large body commercial pools throughout Hillsborough and Pasco County. We have an outstanding record with the Department of Health and work very well with all of the DOH inspectors so your residents and their families remain safe.

Cooper Pools has been in business for 13 years as a state licensed contractor, offering cleaning services, leak detection, remolding, and equipment repairs. Our techs are CPO certified, which is a requirement for commercial pool operators. They do not operate under any type of exemption. In addition, the owner of Cooper Pools, Mike Cooper sits on both the local and state safety boards, requiring our standards and quality to be higher from our techs every day.

Both myself and Mike are always available to attend board meetings to answer any questions the board may have, so feel free to reach out to me if you would like us to attend or if you have any questions about our quote or other services.

Thank you,

Robert "Bob" Bowling

VP of Operations

Cooper Pools Inc.

O: 844-766-5256

C: 813-484-5257



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Long Lake Ranch CDD
19037 Long Lake Ranch Blvd
Lutz, FL 33558
Date 5/12/2023

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

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains

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

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

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

We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

RATE for Commercial Service will

\$_2020___ per month for _3_ visits-per-week service for pools. M-W-F

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

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

Date of service to begin: _07_/ _03_/ _2023___

Property Address: __ 19037 Long Lake Ranch Blvd, Lutz, Fl 33558__

Email: __ Tdobson@vestapropertyservices.com__

Name: __ Tish Dobson__

Phone Number: _321-263-0132 __ ext 285__

Signature: _____

Date: _____

Initial Tech:

Offered by;

Robert Bowling

VP of Operations

Cooper Pools Inc

1-844-766-5256 Office

5/12/2023



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Long Lake Ranch Foxtail
2042 Lake Waters Pl
Lutz, FL 33558
Date 5/12/2023

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

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains

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

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

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

We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

RATE for Commercial Service will

\$_1420___ per month for _3_ visits-per-week service for pools. M-W-F

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

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

Date of service to begin: _07___/_03___/___2023___

Property Address: __ 2042 Lake Waters Pl, Lutz, Fl 33558__

Email: __Tdobson@vestapropertyservices.com_____

Name: _____Tish Dobson_____

Phone Number: _321-263-0132 ___ext 285_____

Signature: _____

Date: _____

Initial Tech:

Offered by;

Robert Bowling

VP of Operations

Cooper Pools Inc

1-844-766-5256 Office

5/12/2023



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

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

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- 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 15

Schedule Updates/Changes:

- Currently the District is self-insuring the retaining walls near the Wooden Bridge on Long Lake Ranch Blvd and the 2 additional smaller walls on the opposite side of the lake. If you wish to insure these items, please provide a value.
- We Recommend separating out Unit 2 into 13 individually scheduled monuments w/signs. I've added them as Unit's 32-44 with the current value of \$115,142 broken out between the 13 monuments making each \$8,860. Please confirm whether that value will be adequate for each monument.
- Rename Unit 5: Metal Pool and Amenity Fencing. Please increase the value to include the newly added fencing around the playground/park area which replaced the old chain line fencing.
- Unit 6: Added fencing to Dog Park description. Dog Park may be below replacement cost. Similar structure at other Districts are closer to \$20,000. Please update or confirm this value.
- Please provide the square footage for Unit 7's restroom building. We Recommend separating out each structure into individual units and not lumping together. Please provide the individual values if you wish to separate. All currently insured for \$78,556.
- Unit 8: Pavilion w/Picnic Table (2) – Playground, Dog Park may be below replacement cost. Similar structure at other Districts are closer to \$50,000. Please update or confirm this value.
- Unit 9: Playground Equipment, Shade Structures, Swing sets may be undervalued at \$122,977 if including all structures including the fiberglass climbing rocks. Please update or confirm this value.
 - Also, we suggest breaking up the structures from ages 3-5 and 5-12 to reduce the impact of the named storm deductible. If you would like to separate out, please provide the value for each.
- Unit 12: It was mentioned during the site visit that the district may want to self-insure the basketball courts given the minimal applicable deductible is \$2,500. Please let us know if you wish to self-insure this item.
- Unit 13: renamed description to (2) Tennis Courts, Pavilion, 8' Fence
- Unit 15: renamed description to Zero Entry Pool w/Splash Pad, Pumps & Equipment
- Unit 19: Dock with Floating Platform, currently valued at \$115,142, may be below the replacement cost. Please confirm or update this value.
- Unit 20: Deleted from property schedule and moved Lake Fountains to Inland Marine schedule for lower deductible and scheduled each fountain separately.
- Unit 21: Wooden Bridge, currently valued at \$180,000, may be below the replacement cost. Please confirm or update this value.
- Unit 22: Townhome Amenity Center, currently valued at \$51,750, may be below the replacement cost. Please confirm or update this value.
- Unit 29: Decorative Perimeter Wall, currently valued at \$140,000 may be below the replacement cost. Please confirm or update this value.
- Unit 30: Metal Fencing (various locations), currently valued at \$86,000 may be below the replacement cost. Please confirm or update this value.

Inland Marine Schedule Updates/Questions

- Scheduled the individual Lake Fountains from Unit 20 to Inland Marine schedule, Item's 1-5.
- The following property was discovered that is not currently itemized on the insured Inland Marine Schedule. Please provide values if you wish to insure.

Unit	Description	Value	Notes
6	Security Cameras & Recording Equipment		Clubhouse
7	Security Cameras & Recording Equipment		Townhouse Amenity Center
8	Pavilion Recreation Equipment		Clubhouse
9	Pool Chair Lift		Clubhouse. For your convenience, a placeholder value of \$8,000 was provided. Please confirm or provide an alternative value.

BUILDING SCHEDULE

Unit Number	DESCRIPTION OF OCCUPANCY (If Vacant, state "Vacant" if Under Construction, state "Under Construction," if Historic Bldg state "Historic")	ADDRESS Line 1	Address Line 2	City	State	Zip	County	Year Built	Square Feet	# of Stories	Flood Zone	Building Replacement Value	Contents Replacement Value	Construction Type	Protection Class	Roof Shape (flat, hip, gable, etc)	Type of Roof Covering (shingle, tile, etc)
1	Entry Monument	SR 54 & Sunlake Blvd		Land O' Lakes	FL	34638	Pasco	2015				\$ 76,339		Masonry Non Combustible			
2	13 Monuments with Signs	Various Sites		Land O' Lakes	FL	34638	Pasco	2015				\$ 115,142		Non Combustible			
3	4 Column Signs	Sunlake Blvd. South		Land O' Lakes	FL	34638	Pasco	2015				\$ 24,154		Non Combustible			
4	PVC Picket Fence	Various Sites		Land O' Lakes	FL	34638	Pasco	2015				\$ 123,000		Property in the Open			
5	Metal Pool and Amenity Fencing	Various Sites		Land O' Lakes	FL	34638	Pasco	2015				\$ 43,838		Non Combustible			
6	Dog Park including fencing (5 dog activities, 3 park benches)	18981 Long Lake Ranch Blvd		Land O' Lakes	FL	34638	Pasco	2015				\$ 10,340		Non Combustible			
7	Picnic Pavilion, Restrooms, Picnic Tables, 2 Trash	18981 Long Lake Ranch Blvd		Land O' Lakes	FL	34638	Pasco	2015				\$ 78,556		Joisted Masonry			
8	Pavilion w/Picnic Table (2) - Playground, Dog Park	18981 Long Lake Ranch Blvd		Land O' Lakes	FL	34638	Pasco	2015				\$ 27,960		Frame		Simple Hip	Metal Panel
9	Playground Equipment, Shade Structures, swingsets	18981 Long Lake Ranch Blvd		Land O' Lakes	FL	34638	Pasco	2015				\$ 122,977		Non Combustible			
10	Grills, Picnic Tables, trashcans (3)	Lake Trail & Playground Area		Land O' Lakes	FL	34638	Pasco	2015				\$ 15,346		Property in the Open			
11	Mail Kiosk Pavilion w/32 mailbox units & trash	18981 Long Lake Ranch Blvd		Land O' Lakes	FL	34638	Pasco	2015				\$ 106,645		Frame		Simple Hip	Metal Panel
12	(2) Half Court Basketball Courts w/2 Benches	18981 Long Lake Ranch Blvd		Land O' Lakes	FL	34638	Pasco	2015				\$ 36,800		Non Combustible			
13	(2) Tennis Courts, Pavilion, 8' Fence	18981 Long Lake Ranch Blvd		Land O' Lakes	FL	34638	Pasco	2015				\$ 63,825		Non Combustible			
14	Dumpster Enclosure	19037 Long Lake Ranch Blvd		Land O' Lakes	FL	34638	Pasco	2015				\$ 10,204		Masonry Non Combustible			
15	Zero Entry Pool with Splash Pad, Pumps & Equipment	19037 Long Lake Ranch Blvd		Land O' Lakes	FL	34638	Pasco	2015				\$ 219,825		On Ground Liquid Storage Tank			
16	(2) Pavilions at Pool Area	19037 Long Lake Ranch Blvd		Land O' Lakes	FL	34638	Pasco	2015				\$ 85,089		Frame		Pyramid Hip	Metal Panel
17	Furnishings for Pool Facility	19037 Long Lake Ranch Blvd		Land O' Lakes	FL	34638	Pasco	2015					\$ 22,110	Property in the Open			
18	Clubhouse	19037 Long Lake Ranch Blvd		Land O' Lakes	FL	34638	Pasco	2015	2350	1		\$ 373,183	\$ 35,000	Joisted Masonry		Complex Ro	Metal Panel
19	Dock with Floating Platform	19037 Long Lake Ranch Blvd		Land O' Lakes	FL	34638	Pasco	2015				\$ 115,142		Frame			
20	6 Lake Fountains with Lights	Various Sites		Land O' Lakes	FL	34638	Pasco	2015				\$ 63,000		On Ground Liquid Storage Tank			
21	Wooden Bridge	Long Lake Ranch Blvd		Land O' Lakes	FL	34638	Pasco	2015				\$ 180,000		Bridges			
22	Townhouse Amenity Center	2042 Lake Waters Place		Land O' Lakes	FL	34638	Pasco	2017	1086	1		\$ 51,750		Joisted Masonry		Complex Ro	Metal Panel
23	Pool	2042 Lake Waters Place		Land O' Lakes	FL	34638	Pasco	2017				\$ 80,000		Below Ground Liquid Storage/Pool			
24	Pool Chair Lift	2042 Lake Waters Place		Land O' Lakes	FL	34638	Pasco	2017				\$ 5,000		Electrical Equipment			

EXHIBIT 16

Proposal for installation of vending machine at LLR Main pool

I feel the additional convenience of a vending machine could easily be added to our community; and I think we have the population to support this convenience.

I am seeking approval for the installation of a Duravend 5c combo vending machine for use by the residents of LLR. This unit is a combo vending machine that is capable of vending not just drinks and snacks, but also other small conveniences that are nice to have close to a pool such as sunscreen, all in one unit. This unit will be purchased new.

Location:

The installation of the machine will be between the 2 gates at the pool, Either next to the Drinking fountains and restroom or across from them. This is at the discretion of the CDD. This is the preferred location as it offers some security for the machine and with the addition of the second gate it is easy to access on food truck nights when drinks are needed.

Costs:

All costs for the machine and costs for installation such as for the electrician to run the proper wiring needed to power the machine will be paid by Jeremy Wloch.

Benefits:

Aside from the convenience for the residents I mentioned above, I will also pay 10% of SALES back to LLR as my payment for using the property for the vending machine. This can be paid either as a Monthly, Bi-yearly, or yearly payment, this will be decided by the CDD.

An inventory tracking system and sales tracking system is incorporated into this machine so I can easily track sales and submit a copy when I make the payment to the CDD.

Convenient payment options:

This machine will not only accept cash and coins, but will be installed with a credit card reader and the ability to accept Apple/Google pay. All credit card fees will be paid by the owner of the machine.

Timeframe:

Estimated delivery time for the machine from when it is ordered is 2 weeks. It will be set in place and need to sit for 24 hours before operating. The electrician will be hired asap once approval is given for installation. If all goes smooth the machine will be installed and providing goods for our community before the peak pool season kicks off!



DVS DURAVEND 5C

PRODUCT DESCRIPTION

The DVS Duravend 5C Combo Vending Machine is a 5 wide, stylish, combo vending machine which features 30 different drink selections and 20 different food selections. It packs the most product into one combo machine. Unlike many combo vending machines on the market, this machine is fully refrigerated so you can vend cold food along with your standard candy bars, chips, and other snacks. Choose from different vending wraps which suit your needs best. By changing the graphics, you can make the machine healthy, traditional, or anything in-between. Add style to the machine with your own unique graphics.

The drink selections can be small 8 oz size cans up to 20 oz size bottles. Best of all, it doesn't require special shims and dividers to configure the different beverage sizes. Furthermore, the snack selections feature a single coil for the smaller candy bar sizes and dual coils for the larger entrée or chip sizes. They offer three removable, tip down, adjustable shelves to house the cold food / snack selections, and three rows for the bottled and canned drinks.

Additionally, the Duravend 5C Combo Vending Machine features a double-pane glass, guaranteed vend sensors, LED strip lighting, vandal proofing, dual coils, and a pull out removal refrigeration deck. It is FCC Compliant and easy to operate, program, and maintain. It even includes the guaranteed vend sensor (laser) which ensures every vend a success. Additionally this combo machine allows you to receive remote, real-time inventory tracking and monitoring of all your products so you can pre-kit your machine quickly.

The machine contains a stackable, dollar bill validator which accepts \$1 & \$5 bills. The coin unit accepts nickels, dimes, quarters, and even dollar coins. A credit / debit card reader can also be added for a small additional fee which would provide a cashless vending experience and the possibility of doubling your sales.

Includes a manufacturer's one year warranty on all the parts. A limited lifetime of technical support as long as you own the machine. Two keys, as well as the owner's manual will be included with each machine purchase.

OPTIONS:

With Credit Card Reader

(No Wrap, Healthy Wrap, Snacks&Drinks Wrap)

Without Credit Card Reader

(No Wrap, Healthy Wrap, Snacks&Drinks Wrap)



Stop trying to use a standard vending machine to sell your snacks and drinks.

Call Us Today at 1-855-200-VEND

Learn more about how our vending machines can help you succeed!

FEATURES:

- Optional Customizable Graphic Wraps on All 3 Sides
- Optional Credit Card Reader
- Remote Monitoring / Tracking of Inventory & Sales
- Guaranteed Delivery System
- Vandal Proof Flap Doors
- Double Pane Glass
- Pull Out and Tip Down Shelves for Easily Loading
- Removal Cooling Deck
- Dual Coils
- Vends A Huge Variety of Snack / Deli Items / Drinks
- Fully Refrigerated to Accommodate Cold Entrées
- Larger Coils to Accommodate Larger Food Items
- User-Friendly

SPECIFICATIONS:

Height: 77" Width: 41" Depth: 33"

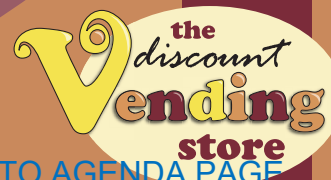
Weight: 705 lbs

Volts: 115

Selections: 20 snack, 30 drink*

*196 total snacks & 150 total drinks

DURAVEND 5C Vending Machines - COMBO VENDING



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5930 Southmoor Dr Fountain, Colorado 80817
discountvending.com | info@discountvendingstore.com



EXHIBIT 17



Water Oak Irrigation Services

1614 South 50th Street | Tampa, Florida 33619
813-499-8485 | dan@wateroakirrigation.com |
<https://www.wateroakirrigation.com/>

RECIPIENT:

Darrell Thompson

19037 Long Lake Ranch Boulevard
Lutz, Florida 33558

Estimate #756

Sent on 05/21/2023

Total \$9,822.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
12 inch NDS collection basin	12 inch NDS catch basin	6	\$75.00	\$450.00
4 inch pvc	20 foot section of pipe from distributor.	6	\$62.00	\$372.00
Labor	Install 12 inch catch basins every 20 feet. Install pvc under the sidewalk. Both problem areas identified.	40	\$225.00	\$9,000.00

A deposit of \$4,911.00 will be required to begin.

This quote is valid for the next 30 days, after which values may be subject to change.

Total **\$9,822.00**

Signature: _____ **Date:** _____

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