



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

Advanced Meeting Package

Regular Meeting

***Thursday
July 6, 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 **Thursday, July 6, 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: Thursday, July 6, 2023
Time: 6:00 PM
Location: Long Lake Ranch Amenity
Center, 19037 Long Lake Ranch
Blvd., Lutz, FL 33558

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

Meeting ID: 913 989 9080

Passcode: 842235

Zoom Link:

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

Revised Agenda

I. Call to Order/Roll Call

II. Pledge of Allegiance

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

IV. Supervisor Comments

V. Staff Reports

A. Landscaping & Irrigation

1. RedTree Report – Verbal
2. RedTree Proposals (if any)

B. Aquatic Services

1. Presentation of Aquatics Treatment Report

[Exhibit 1](#)

C. District Engineer

D. District Counsel

E. Clubhouse Manager

1. Presentation of Clubhouse Manager Report

[Exhibit 2](#)

F. District Manager

1. **Presentation of District Manager & Field Operations Report**

[Exhibit 3](#)

VI. Consent Agenda

- A. **Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 31, 2023**

[Exhibit 4](#)

- B. Consideration for Acceptance – The May 2023 Unaudited Financial Report

[Exhibit 5](#)

- C. Consideration for Acceptance – The May 2023 Operations & Maintenance Expenditures

[Exhibit 6](#)

VII. Business Items

A. Consideration of Pool Service Proposal Options

[Exhibit 7](#)

1. Cooper Pools – *previously presented*
2. Vesta Property Services – *previously presented*
3. Pool Troopers – *To Be Distributed*

B. Discussion of Increasing the Easement Access Agreement Deposit

C. Consideration of Lakeside Drainage – Supervisor Thompson

[Exhibit 8](#)

D. Consideration of Signage Replacement Proposal Options

[Exhibit 9](#)

1. Architectural Signage & Printing
2. Romaner Graphics – *previously presented*

E. Consideration of Clubhouse Sidewalk Replacement Proposal Options

[Exhibit 10](#)

1. Romaner Graphics – *previously presented*
2. Site Masters

F. Presentation of CDD Volunteers Update – Supervisor Thompson

[Exhibit 11](#)

G. Presentation of Gopher Tortoise & Landscaping – Supervisor Thompson

[Exhibit 12](#)

VIII. Supervisors Requests


IX. Audience Comments – New Business

X. Next Meeting Quorum Check: August 3, 6:00 PM – Budget Public Hearing

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



GHS Environmental

PO Box 55802

St. Petersburg, FL 33732-5802

727-432-2820

Project: Long Lake Ranch

No. of Ponds: 26 (See Map On File)

Actions Required At Time of Inspection

G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)

A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)

F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)

S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)

L = Treated Lilies (ie fragrant waterlily, spatterdock)

T = Trash/debris removed

* = See Note

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
1/5/2023	T	T	T			T	T	T			T	T	T		T		T			T	T	T	T			T	
1/10/2023									T	T				T		T								T			
1/17/2023				T	T													T	T					T			Check in with D. Ruhlig.
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	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	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	T	Coordination with T. Dobson and D. Ruhlig about green space behind 18288 Roseate.
5/25/2023																										S	
5/31/2023	G																							A, L			
6/7/2023																											Prepared and submitted Proposal No. 23-217 for FPM 6 Littoral Plantings
6/8/2023																											Check in with D. Ruhlig. Field check on grass treatments.
6/12/2023	G																										
6/13/2023	G																				G						
6/21/2023																					T	T					
6/27/2023	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T	T	Above average trash collection from ponds. Recent heavy rain storms flushed out trash sitting in the stormdrains and underground pipes during the dry season.

EXHIBIT 2

Long Lake Ranch CDD

Amenity Manager's Report

Date of report: 6/29/2023

Submitted by: Doug Ruhlig

Clubhouse & Amenities

- John Deere ordered and secured discount.
- Estimates coming in for fountain repair
- Received estimate for pond bank repair
- Received estimate for lake sidewalk
- New processing board for card system has been ordered
- Pressure washing continues
- Employee offers made and waiting on onboarding

EXHIBIT 3



LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Aquatics

June 2023



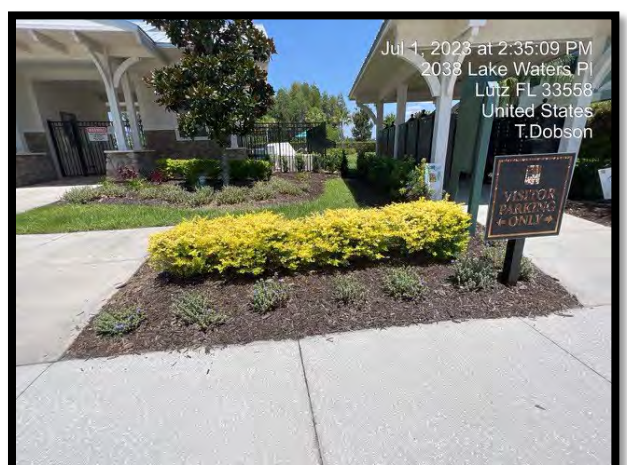
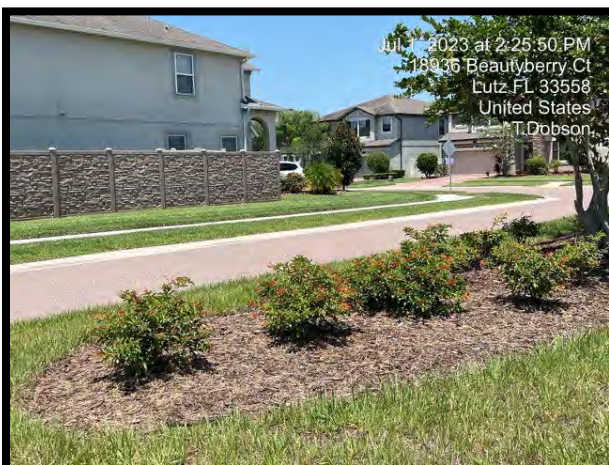
Pond and Lake Management: The recent rain events have increased the water levels in most of the ponds which is assisting in combating the subsurface and surface algae. Considering the hot humid season, the ponds are in great condition. We will need to keep a watchful eye on any algae outbreaks as this is the prime season for outbreaks.





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: Most of the hedges and shrubs are healthy and pruned well; however, some of the new shrubs are struggling. The irrigation lines may need to be replaced, as it appears that the shrubs are lacking irrigation.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Mowing: The turf in most areas appears to be healthy; however, the heat is taking a toll on areas that lack irrigation and shade. The mowing schedule also appears to be off as not all sections were mowed on the same week.



Bed Maintenance: Most beds look good; however, there are pockets of the community where the beds are being taken over by weeds and runners. The chemically treated weeds should be removed once they are brown. Removal will add value to the overall appearance.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Bed Maintenance. Continued.



Observations & Recommendations



Magnolia Sprout: Recommend replanting the Magnolia sprout in a bed that would benefit from a new addition.

Palm Trees (Beautyberry): The Palm trees on Beautyberry were missed. These trees were top priority to trim. Recommend scheduling the trimming when staff can be present to ensure they are not missed.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT



Runners: The Foxtail pool beds require weed treatment on both sides of the bed, especially on the backside of the hedge.

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

Foxtail Common Area Hedge: Remove the declining shrubs and replace as soon as possible. Check irrigation.

Enhancement Plan: The newly replaced plants are thriving, despite the high temperatures.

*All of these observations were reported to RedTree.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

District Manager Report

June Highlights

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

Complaints: Staff has received several complaints about the condition of the poolside furniture and lack of cleanliness in the restrooms. Assessments of the restrooms indicate high summer usage and wet floors due to the tracking in of pool water.

Drainage Concern: Staff was notified of standing water near the utility building concrete slab; however, the water percolated at a normal rate, but staff will keep a watchful eye on the area.

Fountains: Blue Water Aquatics is scheduled to repair the fountains that are offline

Foxtail Parking Enforcement: The parking decals were on backorder with no date of delivery. The original order was canceled. A second vendor was contacted, and we anticipate taking delivery in 10 days.

Pool Resurfacing: Cooper Pools will be submitting a recommendation / proposal for resurfacing the big pool as the Board requested.

Pool Services: Pool Troopers assessed the pools to provide a service proposal for the Board's consideration.

Poolside Furniture: Additional poolside furniture was purchased for both pool decks.

Golf Cart Replacement: An estimated delivery date was given at the time of the order; however, they anticipate a time frame of October and / or November.

Signage Project: Architectural Signage & Printing submitted a proposal for the Board's review, along with the Romaner Graphics proposal.

Utility Shed: Tuff Shed is currently waiting on the delivery of the door.



EXHIBIT 4

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 Wednesday, May 31, 2023 at 6:01 p.m. at the Long Lake Amenity
6 Center, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

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

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

9 Present and constituting a quorum were:

10 Bill Pellán	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 Sarah Sandy (<i>via phone</i>)	District Counsel, Kutak Rock LLP
18 John Burkett	RedTree Landscaping
19 Doug Ruhlig (<i>via phone</i>)	Community Manager
20 Will Butler	American Power Washing
21 Mike Cooper	Cooper Pools
22 Bob Bowling	Cooper Pools
23 Jeremy Wlochall	Resident
24 Carl	Resident
25 Derek Archer	Resident
26 Ron Banks	Resident
27 Katie	Resident
28 Barbara Twomey	Resident

29 *The following is a summary of the discussions and actions taken at the May 31, 2023 Long Lake Ranch*
30 *CDD Board of Supervisors Regular Meeting.*

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

32 Mr. Pellán led all present in reciting the Pledge of Allegiance.

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

35 Ms. Twomey commented on the landscaping and noted that she felt it wasn't necessary to replace
36 the flowers so often. Discussion ensued regarding pushing the change back and handing out old
37 flowers to residents when planting new ones.

38 Mr. Archer asked about doing bingo and the regulations behind that, and other Spirit Committee
39 events. Discussion ensued.

40 Katie asked about the mowing of the common area behind the fence. Discussion ensued.

41 **This item, originally item H under the Seventh Order of Business, Business Items, was**
42 **presented out of order.**

43 A. Exhibit 16: Presentation & Consideration of Vending Machines

Mr. Wlochall presented his proposal before the Board. Discussion ensued.

On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the Vending Machines proposal as submitted by Jeremy Wlochall, for the Long Lake Ranch Community Development District.

Mr. Butler thanked the Board for allowing his company to work with the again.

This item, originally item E. 1 under the Seventh Order of Business, Business Items, was presented out of order.

- B. Exhibit 14: Consideration of Pool Service Proposal Options
 - 1. Cooper Pools

Mr. Cooper and Mr. Bowling presented his proposal before the Board. Discussion ensued.

FOURTH ORDER OF BUSINESS – Supervisor Comments

There being none, the next item followed.

FIFTH ORDER OF BUSINESS – Staff Reports

- A. Exhibit 1: Landscaping & Irrigation

- 1. Red Tree Report

Mr. Burkett gave an update on the landscaping and irrigation work. Discussion ensued.

- 2. Red Tree Proposals (if any)

Discussion ensued regarding the replacement plant material invoice.

- B. Aquatic Services

- 1. Exhibit 2: Presentation of Aquatics Treatment Report

- C. District Engineer

- 1. Exhibit 3: Presentation of Milter End Section Repair Scope

Ms. Dobson explained the recommendation from Mr. Burnite and Mr. Chang regarding a pond that was low. Discussion ensued.

- D. District Counsel

- E. Clubhouse Manager

- 1. Exhibit 4: Presentation of Clubhouse Manager Report

Mr. Ruhlig answered questions from the Board. Discussion ensued.

- F. District Manager

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

Ms. Dobson gave an update on the current projects within the community. Discussion ensued.

SIXTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Budget Workshop Held April 27, 2023

- 82 B. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
83 Held May 4, 2023
84 C. Exhibit 8: Consideration for Acceptance – The April 2023 Unaudited Financial Report
85 D. Exhibit 9: Consideration for Acceptance – The April 2023 Operations & Maintenance Expenditures

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

88 **SEVENTH ORDER OF BUSINESS – Business Items**

- 89 A. Exhibit 10: Presentation & Acceptance of FY 2022 Audited Annual Financial Report
90 Discussion ensued regarding both the audit as well as the proposed FY 2024 budget.

91 On a MOTION by Mr. Smith, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board accepted
92 the FY 2022 Audited Annual Financial Report as presented, for the Long Lake Ranch Community
93 Development District.

- 94 B. Exhibit 11: Discussion of Proposed FY 2024 Budget
95 C. Exhibit 12: Consideration & Adoption of **Resolution 2023-04**, Approving Proposed FY24 Budget
96 & Setting Public Hearing

97 On a MOTION by Ms. Clawson, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board adopted
98 **Resolution 2023-04**, Approving Proposed FY24 Budget & Setting Public Hearing, for the Long Lake
99 Ranch Community Development District.

- 100 D. Exhibit 13: Consideration of Utility Vehicle Proposal Options
101 Discussion ensued.

102 On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved
103 the John Deere Utility Vehicle proposal, at a not to exceed of \$15,000.00, for the Long Lake Ranch
104 Community Development District.

- 105 1. John Deere
106 2. Honda
107 3. Sportsman

- 108 E. Exhibit 14: Consideration of Pool Services Proposal Options
109 Discussion ensued. This item was tabled to July.

- 110 1. Cooper Pools
111 The vendor presented during the Audience Comments.
112 2. Vesta Property Services – *previously presented*

- 113 F. Exhibit 15: Review of Insurance Schedule Updates
114 G. Discussion of Increasing Easement Access Agreement Deposit
115 This item was tabled to July.
116 H. Exhibit 17: Consideration of Lakeside Drainage

Discussion ensued. This item was tabled to July.

EIGHTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: July 6, 6:00 PM

All 5 Supervisors in attendance indicated that they would be able to attend the next meeting, scheduled for July 6, 2023, in person, constituting a quorum.

ELEVENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Twomey, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:23 p.m. for the Long Lake Ranch Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on July 6, 2023.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 5

Long Lake Ranch Community Development District

Financial Statements
(Unaudited)

Preliminary

May 31, 2023

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

	FY 2023 Month of October	FY 2023 Month of November	FY 2023 Month of December	FY 2023 Month of January	FY 2023 Month of February	FY 2023 Month of March	FY 2023 Month of April	FY 2023 Month of May	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	\$ 420	\$ 1,166,966	\$ 1,165,951	\$ 1,014	100%
4 ADDITIONAL REVENUE												
5 TENNIS	-	120	240	-	120	120	120	240	960	1,440	(480)	67%
6 ROOM RENTALS	-	125	180	-	-	180	-	180	665	150	515	443%
7 INTEREST	-	-	-	-	-	-	-	-	-	125	(125)	0%
8 ADVERTISEMENT RENTAL	800	1,600	800	800	-	800	1,600	800	7,200	-	7,200	
9 MISC. REVENUE	-	125	-	-	75	75	-	50	325	-	325	
10 FUND BALANCE FORWARD (removed)	-	-	-	-	-	-	-	-	-	-	-	
11 TOTAL REVENUE	\$ 800	\$ 231,777	\$ 890,881	\$ 9,464	\$ 17,133	\$ 8,239	\$ 16,132	\$ 1,690	\$ 1,176,116	\$ 1,167,666	\$ 8,449	101%
12 EXPENDITURES												
13 ADMINISTRATIVE												
14 SUPERVISORS - REGULAR MEETINGS	\$ 600	\$ 800	\$ 600	\$ 600	\$ 600	\$ 400	\$ 600	\$ 400	\$ 4,600	\$ 10,000	\$ (5,400)	46%
15 SUPERVISORS - WORKSHOPS	-	-	-	-	-	600	-	600	1,200	2,000	(800)	60%
16 PAYROLL TAXES (BOS)	46	61	46	46	46	77	46	77	444	734	(291)	60%
17 PAYROLL SERVICES FEES	50	50	51	51	51	102	50	100	504	600	(96)	84%
18 DISTRICT MANAGEMENT	1,667	1,638	1,694	1,622	1,667	1,667	1,667	1,667	13,287	20,000	(6,713)	66%
19 ADMINISTRATIVE	917	917	917	917	917	917	917	917	7,333	11,000	(3,667)	67%
20 ACCOUNTING	917	917	917	917	917	917	917	917	7,333	11,000	(3,667)	67%
21 ASSESSMENT ROLL PREPERATION	417	417	417	417	417	417	417	417	3,333	5,000	(1,667)	67%
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	3,306	20,736	32,000	(11,264)	65%
24 DISTRICT ENGINEER	298	968	-	425	553	425	383	1,225	4,275	13,500	(9,225)	32%
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	-	-	-	-	150	375	250	125	150%
31 SALES TAX	189	-	-	272	-	-	148	-	609	-	609	
32 LEGAL ADVERTISING	-	-	66	66	68	145	66	66	475	1,500	(1,025)	32%
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	9,839	77,799	134,860	(57,061)	58%
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
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38 UTILITIES												
39 UTILITIES - ELECTRICITY	3,730	3,586	3,632	5,282	4,793	4,716	5,222	5,469	36,430	90,000	(53,570)	40%
40 UTILITIES - STREETLIGHTS	10,809	10,805	10,807	11,208	9,015	5,248	4,955	5,310	68,157	150,000	(81,843)	45%
41 UTILITIES - WATER/SEWER	763	272	279	358	279	575	653	330	3,509	25,000	(21,491)	14%
42 UTILITIES - SOLID WASTE REMOVAL	174	1,426	91	88	88	87	87	87	2,129	1,716	413	124%
43 TOTAL UTILITIES	15,476	16,090	14,809	16,937	14,174	10,626	10,917	11,195	110,224	266,716	(156,492)	41%
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	421	3,367	5,051	(1,683)	67%
49 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	-	600	443	-	600	291	-	600	2,534	3,500	(966)	72%
50 AQUATIC MAINTENANCE	4,920	2,460	2,460	-	2,460	2,460	2,460	2,460	19,680	29,520	(9,840)	67%
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	13,675	109,400	183,982	(74,582)	59%
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	-	-	-	-	-	-	4,475	-	4,475	4,500	(25)	99%
63 IRRIGATION REPAIRS & MAINTENANCE	1,443	-	-	-	-	606	-	3,855	5,903	6,000	(97)	98%
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	25,787	21,011	291,472	474,234	(182,761)	61%
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 May 31, 2023

	FY 2023 Month of October	FY 2023 Month of November	FY 2023 Month of December	FY 2023 Month of January	FY 2023 Month of February	FY 2023 Month of March	FY 2023 Month of April	FY 2023 Month of May	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	6,140	63,381	126,928	(63,547)	50%
75 POOL MAINTENANCE - CONTRACT	2,315	-	-	4,630	2,315	2,315	2,315	2,315	16,205	27,780	(11,575)	58%
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	140	6,111	21,000	(14,889)	29%
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)	210	-	937	1,500	(563)	62%
81 POOL PERMITS	-	-	-	-	-	-	-	561	561	1,000	(439)	56%
82 COMMUNICATIONS (TEL, FAX, INTERNET)	263	302	296	297	297	297	296	297	2,347	5,000	(2,653)	47%
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	-	-	300	900	2,460	(1,560)	37%
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	12,977	9,753	94,749	204,628	(109,879)	46%
90 TOTAL EXPENDITURES	\$ 95,810	\$ 54,313	\$ 111,179	\$ 115,941	\$ 57,417	\$ 51,217	\$ 58,668	\$ 51,799	596,343	1,117,666	(521,323)	53%
91 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(95,010)	177,464	779,702	(106,476)	(40,284)	(42,978)	(42,536)	(50,109)	579,772	50,000	529,772	
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)	\$ (42,536)	\$ (50,109)	\$ 483,895	\$ -	\$ 483,895	

Long Lake Ranch CDD
Balance Sheet
May 31, 2023

	General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT - BU	\$ 1,012,781	\$ -	\$ -	\$ -	\$ -	\$ 1,012,781
3 MONEY MARKET ACCOUNT - BU	-	924,159	-	-	-	924,159
4 RESERVE ACCOUNT - BU	-	90,236	-	-	-	90,236
5 TRUST ACCOUNTS:						-
6 REVENUE FUND	-	-	179,767	102,926	72,958	355,652
7 RESERVE FUND	-	-	318,994	117,969	95,941	532,903
8 PREPAYMENT FUND	-	-	9,736	-	2,217	11,953
9 ACCOUNTS RECEIVABLE	3,200	-	-	-	-	3,200
10 ASSESSMENTS RECEIVABLE - ON ROLL	-	-	87	-	434	520
11 DUE FROM OTHER FUNDS	150,084	222,822	12,980	9,610	7,833	403,329
12 PREPAID EXPENSES	2,891	-	-	-	-	2,891
13 DEPOSITS	49,570	-	-	-	-	49,570
14 TOTAL ASSETS	\$ 1,218,527	\$ 1,237,217	\$ 521,565	\$ 230,505	\$ 179,382	\$ 3,387,195
15 LIABILITIES						
16 ACCOUNTS PAYABLE	\$ 8,162	\$ -	\$ -	\$ -	\$ -	\$ 8,162
17 SALES TAX	3	-	-	-	-	3
18 ACCRUED EXPENSES	-	-	-	-	-	-
19 DEFERRED REVENUE - ON-ROLL	-	-	87	-	434	520
20 DUE TO OTHER FUNDS	253,245	150,084	-	-	-	403,329
21 TOTAL LIABILITIES	261,410	150,084	87	-	434	412,015
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	710,331	39,177	521,478	230,505	178,949	1,680,438
28 TOTAL FUND BALANCE	957,117	1,087,133	521,478	230,505	178,949	2,975,180
29 TOTAL LIABILITIES & FUND BALANCE	\$ 1,218,527	\$ 1,237,217	\$ 521,565	\$ 230,505	\$ 179,382	\$ 3,387,195

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 May 31, 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	\$ 222,822	\$ 194
3 INTEREST & MISCELLANEOUS	1,000	17,754	16,754
4 TOTAL REVENUE	223,628	240,576	16,948
5 EXPENDITURES			
6 CAPITAL IMPROVEMENT PLAN (CIP)	92,276	142,060	49,784
7 CONTINGENCY	9,228	13,759	4,531
8 TOTAL EXPENDITURES	101,504	155,819	54,315
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	122,124	84,757	(37,368)
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	180,300	8,176
16 FUND BALANCE - ENDING	\$ 1,078,956	\$ 1,087,133	\$ 8,176
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	39,177	
22 FUND BALANCE - ENDING	\$ 1,078,956	\$ 1,087,133	

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 May 31, 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	\$ 318,907	\$ (87)
3 INTEREST REVENUE	-	13,279	13,279
4 MISC REVENUE	-	9,736	9,736
5 TOTAL REVENUE	318,994	341,922	22,928
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2022	-	115,763	115,763
9 May 1, 2023	115,763	115,763	-
10 November 1, 2023	113,231	-	(113,231)
11 PRINCIPAL RETIREMENT			-
12 May 1, 2023	90,000	90,000	-
13 PRINCIPAL PREPAYMENT	-	5,000	5,000
14 TOTAL EXPENDITURES	318,994	326,525	7,531
15 EXCESS OF REVENUE OVER (UNDER) EXP.	-	15,397	15,397
16 OTHER FINANCING SOURCES (USES)			
17 TRANSFERS IN	-	-	-
18 TRANSFERS OUT	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
20 FUND BALANCE - BEGINNING	506,081	506,081	-
21 NET CHANGE IN FUND BALANCE	-	15,397	15,397
22 FUND BALANCE - ENDING	\$ 506,081	\$ 521,478	\$ 15,397

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 May 31, 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	\$ 236,105	\$ 168
3 INTEREST REVENUE	-	9	9
4 TOTAL REVENUE	235,938	236,114	177
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	236,238	1,800
13 EXCESS OF REVENUE OVER (UNDER) EXP.	1,500	(123)	(1,623)
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	(123)	(1,623)
20 FUND BALANCE - ENDING	\$ 232,128	\$ 230,505	\$ (1,623)

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 May 31, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 <u>REVENUE</u>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 192,869	\$ 192,435	\$ (433)
3 INTEREST REVENUE	-	3,517	3,517
4 <u>TOTAL REVENUE</u>	<u>192,869</u>	<u>195,953</u>	<u>3,084</u>
5 <u>EXPENDITURES</u>			
6 INTEREST EXPENSE			
7 November 1, 2022	-	63,434	63,434
8 May 1, 2023	63,434	63,100	(334)
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 <u>TOTAL EXPENDITURES</u>	<u>190,569</u>	<u>206,534</u>	<u>15,966</u>
14 <u>EXCESS OF REVENUE OVER (UNDER) EXP.</u>	<u>2,300</u>	<u>(10,582)</u>	<u>(12,882)</u>
15 <u>OTHER FINANCING SOURCES (USES)</u>			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 <u>TOTAL OTHER FINANCING SOURCES (USES)</u>	<u>-</u>	<u>-</u>	<u>-</u>
19 FUND BALANCE - BEGINNING	189,530	189,530	-
20 NET CHANGE IN FUND BALANCE	2,300	(10,582)	(12,882)
21 <u>FUND BALANCE - ENDING</u>	<u>\$ 191,830</u>	<u>\$ 178,949</u>	<u>\$ (12,882)</u>

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 Manageme		7,337.58	267,501.90
10/26/2022	100059	Kutak Rock LLP	Invoice: 3125416 (Reference: Professional Services Rendered.) Invoice: 3125413 (Reference: P		3,091.50	264,410.40
10/26/2022	100060	Vesta Property Services	Invoice: 403571 (Reference: Monthly pool services.) Invoice: 403621 (Reference: Oct Managen		11,710.90	252,699.50
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

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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	DPFG M&C	Invoice: 406412 (Reference: Dec Billable expenses.) Invoice: 406487 (Reference: Monthly cont		4,364.49	1,337,002.61
01/13/2023	100094	Vesta Property Services	Invoice: 406555 (Reference: Amenity Services.)		232.77	1,336,769.84
01/13/2023	11323ACH3	Engage PEO	BOS MTG 1/05/23		142.60	1,336,627.24
01/13/2023	11323ACH1	George Smith, Jr	BOS MTG 1/05/23		184.70	1,336,442.54
01/13/2023	11323ACH3	Heidi Clawson	BOS MTG 1/05/23		184.70	1,336,257.84
01/13/2023	26	William Pellan	BOS MTG 1/05/23		184.70	1,336,073.14
01/19/2023	ACH 011923	Florida Department of Revenue	Sales Tax 4th Qt 2022		272.32	1,335,800.82
01/20/2023	1474	Mike Fasano. Pasco County Tax Collector	Negative Distribution		31.80	1,335,769.02
01/20/2023	100095	DCSI, Inc " Security & Sound"	Invoice: 30320 (Reference: Install wall mounted AV rack.)		1,198.00	1,334,571.02
01/20/2023	100096	Kutak Rock LLP	Invoice: 3168542 (Reference: Professional legal Services Rendered.) Invoice: 3168541 (Referer		2,825.00	1,331,746.02
01/23/2023	ACH1012323	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 11/18-12/19/22		157.27	1,331,588.75
01/23/2023	ACH2012323	Pasco County Utilities Services Branch	0 Community Center 11/18 - 12/19		129.35	1,331,459.40
01/23/2023	ACH 012323	Credit Card Purchases			1,368.89	1,330,090.51
01/27/2023	100097	Business Observer	Invoice: 23-00079P (Reference: Legal advertising- Notice of meeting.)		65.63	1,330,024.88
01/27/2023	100098	Johnson Engineering, Inc.	Invoice: 37 (Reference: Professional Engineering Services.)		425.00	1,329,599.88
01/27/2023	100099	Coastal Waste & Recycling, Inc.	Invoice: SW0000247527 (Reference: Monthly waste collection.)		87.83	1,329,512.05
01/30/2023			Deposit	800.00		1,330,312.05
01/31/2023	1475	Fencing Life LLC	Reference: Fence Repair.		29,076.75	1,301,235.30
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

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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
05/01/2023	01ACH050123	Florida Dept of Health in Pasco County	Pool Permit 51-60-1576070		280.35	1,142,181.65
05/01/2023	02ACH050123	Florida Dept of Health in Pasco County	Pool Permit 51-60-1745199		280.35	1,141,901.30
05/02/2023	ACH050223	Duke Energy	Summary Bill -03/02-04/01/2023		10,177.18	1,131,724.12
05/02/2023	100139	Business Observer	Invoice: 23-00559P (Reference: notice of board of supervisors workshop.)		65.63	1,131,658.49
05/02/2023	100140	GHS LLC	Invoice: 2023-188 (Reference: Aquatic Maintenance Program.) Invoice: 2023-192 (Reference:)		5,966.00	1,125,692.49
05/02/2023	100141	Johnson Engineering, Inc.	Invoice: 40 (Reference: General Engineering services.)		382.50	1,125,309.99
05/02/2023	100142	Kutak Rock LLP	Invoice: 3209761 (Reference: Professional legal Services Rendered.) Invoice: 3209760 (Referer		3,777.50	1,121,532.49
05/02/2023	100143	RedTree Landscape Systems	Invoice: 13271 (Reference: irrigation repairs 3/22.)		295.00	1,121,237.49
05/02/2023	100145	Site Master of Florida, LLC	Invoice: 041823-1 (Reference: Slab and Driveway for Maintenance shed.)		8,210.00	1,113,027.49
05/02/2023	100146	Coastal Waste & Recycling, Inc.	Invoice: 16948 (Reference: Monthly- waste collection 4/1-4/30.)		87.17	1,112,940.32
05/02/2023	100147	FlooringMaster	Invoice: 2-706177 (Reference: deposit for quote 606933.)		3,359.53	1,109,580.79
05/02/2023	100148	Vesta District Services	Invoice: 409379 (Reference: Monthly contract management fees.) Invoice: 409279 (Reference:)		4,349.20	1,105,231.59
05/02/2023	100149	Greenview Landscaping Inc.	Invoice: 4LLRANMUL23 (Reference: installed ADA mulch at the playground.)		1,250.00	1,103,981.59

Long Lake Ranch CDD
Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
05/02/2023	1477	Pasco County Property Appraiser	Tax Collection Assessment Fee FY 23/24		150.00	1,103,831.59
05/05/2023			Deposit	769.17		1,104,600.76
05/05/2023	0505ACH3	Engage PEO	BOS MTG 4/27/23		141.80	1,104,458.96
05/05/2023	0505ACH1	George Smith, Jr	BOS MTG 4/27/23		184.70	1,104,274.26
05/05/2023	0505ACH2	Heidi Clawson	BOS MTG 4/27/23		184.70	1,104,089.56
05/05/2023	31	William Pellan	BOS MTG 4/27/23		184.70	1,103,904.86
05/08/2023	01ACH050823	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd. 3/8-4/6		71.80	1,103,833.06
05/09/2023	ACH050923	Frontier	Phone and Internet -04/15 - 05/14-23		195.07	1,103,637.99
05/09/2023	01ACH050923	Frontier	Phone and Internet - 4/15-5/14		100.99	1,103,537.00
05/11/2023			Deposit	145.00		1,103,682.00
05/12/2023	1478	American Power Washing	19037 Long Lake Ranch Blvd.		30,000.00	1,073,682.00
05/12/2023	0512ACH3	Engage PEO	BOS MTG 5/04/23		111.20	1,073,570.80
05/12/2023	0512ACH1	George Smith, Jr	BOS Mtg 5/4/23		184.70	1,073,386.10
05/12/2023	0512ACH2	Heidi Clawson	BOS Mtg 5/4/23		184.70	1,073,201.40
05/15/2023	1479	Vesta Property Services, Inc.	Reference: Amenity Management services 05/23.		6,139.83	1,067,061.57
05/15/2023			Deposit	120.00		1,067,181.57
05/15/2023	100150	DCSI, Inc " Security & Sound"	Invoice: 30620 (Reference: Access/ Gate Service.) Invoice: 30628 (Reference: Camera/ DVR se		1,386.50	1,065,795.07
05/15/2023	100151	RedTree Landscape Systems	Invoice: 13397 (Reference: Grounds Maintenance.)		13,675.00	1,052,120.07
05/15/2023	100152	Vesta Property Services	Invoice: 409799 (Reference: Monthly pool Maintenance.)		2,315.00	1,049,805.07
05/17/2023			Deposit	85.00		1,049,890.07
05/17/2023	100153	GHS LLC	Invoice: 2023-212 (Reference: Aquatic Maintenance Program.)		2,460.00	1,047,430.07
05/17/2023	100154	Lakeside Heating ,Cooling, & Plumbing	Invoice: 19776-1 (Reference: AC- Com Maintenance.)		280.00	1,047,150.07
05/17/2023	100155	Vesta Property Services, Inc.	Invoice: 410003 (Reference: Facility maintenance and attendant.)		2,003.19	1,045,146.88
05/17/2023	100156	The Lake Doctors, Inc.	Invoice: 90527B (Reference: Fountain cleaning service- Quarterly.)		600.00	1,044,546.88
05/17/2023	100157	Coastal Waste & Recycling, Inc.	Invoice: SW0000317854 (Reference: Monthly waste collection.)		86.52	1,044,460.36
05/19/2023	ACH051923	Duke Energy	000 Sunlake Blvd Lite 03/17/23-4/17/23		347.72	1,044,112.64
05/19/2023	01ACH051923	Pasco County Utilities Services Branch	0 Community Center 3/20-4/19		83.99	1,044,028.65
05/19/2023	02ACH051923	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 3/20-4/19		174.31	1,043,854.34
05/22/2023	ACH 052223	Credit Card Purchases			748.56	1,043,105.78
05/23/2023	1480	Site Master of Florida, LLC			16,420.00	1,026,685.78
05/30/2023	1ACH053023	Duke Energy	Summary Bill -04/02-05/01/2023		10,430.96	1,016,254.82
05/30/2023			Deposit	6,530.00		1,022,784.82
05/31/2023	100158	Business Observer	Invoice: 23-00795P (Reference: supervisors meeting 5.31.)		65.63	1,022,719.19
05/31/2023	100159	Johnson Engineering, Inc.	Invoice: 41 (Reference: Professional Engineering Services.)		892.50	1,021,826.69
05/31/2023	100160	RedTree Landscape Systems	Invoice: 13571 (Reference: Grounds Maintenance.)		4,475.00	1,017,351.69
05/31/2023	100161	Romaner Graphics	Invoice: 21680 (Reference: replaced stop sign at clubhouse.)		140.00	1,017,211.69
05/31/2023	100162	Vesta District Services	Invoice: 410192 (Reference: Monthly contract management fees.) Invoice: 410099 (Reference:]		4,430.25	1,012,781.44
05/31/2023	EOM Balance			7,649.17	137,329.73	1,012,781.44

EXHIBIT 6



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

51-60-1576070

51-BID-6456558

Swimming Pools - Public Pool > 25000 Gallons

Issued To: Long Lake Ranch Zero Entry Pool
19037 Long Lake Ranch Boulevard
Lutz, FL 33558

County: **Pasco**
Amount Paid: \$280.00
Date Paid: 05/01/2023
Issue Date: 07/01/2023

Permit Expires On: 06/30/2024

Mail To: Long Lake Ranch Community Development District
19037 Long Lake Ranch Boulevard
Lutz, FL 33558

Issued By:
Department of Health in Pasco County
5640 Main Street
New Port Richey, FL 34652
(727) 841-4425 ext. 3

Owner: Long Lake Ranch Community Development District

Pool Volume (gallons): 85,600

Bathing Load: 87

Flow Rate (gpm): 439

Night Swimming: No

Variance Conditions (if applicable):

Original Customer: Long Lake Ranch Zero Entry Pool (NON-TRANSFERABLE)

DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

51-60-1576070

51-BID-6456558

Swimming Pools - Public Pool > 25000 Gallons

Issued To: Long Lake Ranch Zero Entry Pool
19037 Long Lake Ranch Boulevard
Lutz, FL 33558

County: **Pasco**
Amount Paid: \$280.00
Date Paid: 05/01/2023
Issue Date: 07/01/2023

Permit Expires On: 06/30/2024

Mail To: Long Lake Ranch Community Development District
19037 Long Lake Ranch Boulevard
Lutz, FL 33558

Issued By:
Department of Health in Pasco County
5640 Main Street
New Port Richey, FL 34652
(727) 841-4425 ext. 3

Owner: Long Lake Ranch Community Development District



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

51-60-1745199

51-BID-6456559

Swimming Pools - Public Pool > 25000 Gallons

Issued To: Long Lake Ranch Amenity Center Multi Family Pool
2030 Lake Water Place
Lutz, FL 33558

County: **Pasco**
Amount Paid: \$280.00
Date Paid: 05/01/2023
Issue Date: 07/01/2023

Permit Expires On: 06/30/2024

Mail To: Long Lake Ranch Community Development District
19037 Long Lake Ranch Boulevard
Lutz, FL 33558

Issued By:
Department of Health in Pasco County
5640 Main Street
New Port Richey, FL 34652
(727) 841-4425 ext. 3

Owner: Long Lake Ranch Community Development District

Pool Volume (gallons): 66,000

Bathing Load: 42

Flow Rate (gpm): 214

Night Swimming: No

Variance Conditions (if applicable):

Original Customer: Long Lake Ranch Amenity Center Multi Family Pool (NON-TRANSFERABLE)

DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

51-60-1745199

51-BID-6456559

Swimming Pools - Public Pool > 25000 Gallons

Issued To: Long Lake Ranch Amenity Center Multi Family Pool
2030 Lake Water Place
Lutz, FL 33558

County: **Pasco**
Amount Paid: \$280.00
Date Paid: 05/01/2023
Issue Date: 07/01/2023

Permit Expires On: 06/30/2024

Mail To: Long Lake Ranch Community Development District
19037 Long Lake Ranch Boulevard
Lutz, FL 33558

Issued By:
Department of Health in Pasco County
5640 Main Street
New Port Richey, FL 34652
(727) 841-4425 ext. 3

Owner: Long Lake Ranch Community Development District



duke-energy.com
877.372.8477

Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Apr 11, 2023
For service Mar 3 - Apr 1
30 days

Billing summary

Previous Amount Due	\$9,618.94
Payment Received Mar 31	-9,618.94
Current Electric Charges	5,221.80
Current Lighting Charges	4,795.52
Taxes	159.86
Total Amount Due May 02	\$10,177.18

Collective account number **9300 0001 2497**

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

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.79
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	418.67
910089634607	2091 SERENOA DR LUTZ FL 33558	30.79
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.79
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.79

fb.def.duke.bills.20230410231423.84.afp-131-000000002

Late payments are subject to a 1.0% late charge.

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



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

Collective account number
9300 0001 2497

Amount of automatic draft

\$10,177.18
by May 2

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

000066 000000002



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



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

889300000124970006600000000000000101771800010177187

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-00559P

Date 04/14/2023

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

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

Description

Amount

Serial # 23-00559P
P.O./Ref.# 00082490.DOCX/

\$65.63

Notice of Board of Supervisors Workshop
RE: Board of Supervisors Meeting on April 27, 2023
Published: 4/14/2023

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

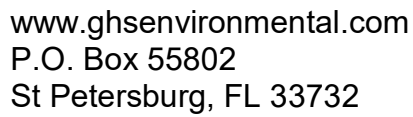
\$65.63

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

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

NOTICE

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



Date: 4/11/2023
Invoice #: 2023-188

Due Date	Service Date:
5/11/2023	March 2023

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	10.00%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00



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

Invoice

Date: 4/15/2023
Invoice #: 2023-192

To:

Long Lake Ranch CDD
DPFG Management & Consulting LLC
c/o Tish Dobson
250 International Parkway, Suite 208
Lake Marv. FL 32773

Project: Grass carp 12-14 inches
Proposal #: 23-207
P.O. #:

Due Date	Service Date:
5/15/2023	April 2023

Task #	Description	Project Compl...	Amount
Task 1	12"-14" Grass Carp Delivery and Stocking (192 fish)	100.00%	3,506.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$3,506.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!	Payments/Credits	\$0.00
	Balance Due	\$3,506.00

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Project Manager Philip Chang

Tish Dobson

Long Lake Ranch CDD

c/o DPFG

250 International Pkwy, Suite 208

Lake Mary, FL 32746

Invoice

April 17, 2023

Project No: 20192175-000

Invoice No: 40

FEID #59-1173834

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

Professional Services through April 9, 2023

Phase 01 General Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	3/6/2023	.25	170.00	42.50	
Call to County regarding Frontier;					
Chang, Philip	3/7/2023	1.50	170.00	255.00	
Call with County inspections and Planning/Site Intake regarding Frontier project & Foxtail roads;					
Chang, Philip	3/10/2023	.25	170.00	42.50	
Skim info from County related to Frontier project and provide to DC & DM;					
Chang, Philip	3/27/2023	.25	170.00	42.50	
Provide update to DM regarding Foxtail roads;					
Totals		2.25		382.50	
Total Labor					382.50
			Total this Phase		\$382.50
			Total this Invoice		\$382.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 24, 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. 3209761

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

Mr. Howard McGaffney
Long Lake Ranch CDD
Vesta District Services
Suite 208
250 International Parkway
Lake Mary, FL 32746

Invoice No. 3209761
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

03/02/23	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same
03/03/23	S. Sandy	Prepare first amendment to landscape agreement
03/28/23	S. Sandy	Review draft minutes

TOTAL FOR SERVICES RENDERED	\$2,060.00
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TOTAL CURRENT AMOUNT DUE	<u>\$2,060.00</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 24, 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. 3209760

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

Mr. Howard McGaffney
Long Lake Ranch CDD
Vesta District Services
Suite 208
250 International Parkway
Lake Mary, FL 32746

Invoice No. 3209760
12123-1

Re: General Counsel

For Professional Legal Services Rendered

03/02/23	S. Sandy	0.20	55.00	Prepare forms of amenity suspension letters
03/03/23	S. Sandy	0.60	165.00	Review Frontier permit package; conduct research regarding same; confer with Chang regarding same
03/03/23	D. Wilbourn	0.70	108.50	Prepare amendment to landscape maintenance agreement
03/04/23	W. Haber	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
03/07/23	S. Sandy	0.20	55.00	Confer with Chang and Pellan regarding Frontier project
03/08/23	S. Sandy	0.10	27.50	Confer regarding Frontier fiber optic installation
03/17/23	D. Wilbourn	1.30	201.50	Communications with district manager; prepare short form addendum to mulch services agreement

KUTAK ROCK LLP

Long Lake Ranch CDD

April 24, 2023

Client Matter No. 12123-1

Invoice No. 3209760

Page 2

03/20/23	D. Wilbourn	0.70	108.50	Prepare addendum to proposal for flooring installation services
03/21/23	S. Sandy	0.40	110.00	Prepare addendum for Flooring Masters and mulch proposals; review status of Frontier project
03/21/23	D. Wilbourn	0.60	93.00	Confer with Sandy regarding agreement with Frontier; prepare addendum for flooring installation proposal
03/23/23	D. Wilbourn	0.40	62.00	Communications with district manager
03/24/23	S. Sandy	0.10	27.50	Review District management agreement
03/24/23	D. Wilbourn	0.40	62.00	Research amendment to district management contract
03/28/23	S. Sandy	0.90	247.50	Conduct research regarding towing operator procurement; confer with Dobson regarding same
03/28/23	D. Wilbourn	0.60	93.00	Research county towing operator procurement
03/30/23	D. Wilbourn	0.60	93.00	Prepare assignment of district management contract
03/31/23	D. Wilbourn	0.60	93.00	Prepare maintenance services agreements
TOTAL HOURS		8.70		
TOTAL FOR SERVICES RENDERED				\$1,717.50
TOTAL CURRENT AMOUNT DUE				<u>\$1,717.50</u>

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

Invoice 13271



BILL TO

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

DATE
03/31/2023

PLEASE PAY
\$295.00

DUE DATE
03/31/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed on 3/22/23:			
Added battery timer to water annuals at clubhouse			
Sales Hunter Node 100	1	240.00	240.00
Sales Labor - technician	1	55.00	55.00

TOTAL DUE \$295.00

THANK YOU.

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813)917-9567

INVOICE
041823-1

To: Long Lake Ranch CDD
250 International Pkwy, Suite 280
Lake Mary, FL 32746

Date: April 18, 2023

Slab and Driveway for Maintenance Shed

Contract amount	\$16,420
Deposit (50%)	\$ 8,210

TOTAL DUE \$ 8,210

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



INVOICE

Invoice SW0000297298
Page Page 1 of 1
Date 04/01/2023
Customer 16948
Site 0
PO Number
Due Date 04/26/2023

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD 1x Week				
01 - Apr	MONTHLY - WASTE COLLECTION (Apr 01/23 - Apr 30/23)		\$80.00	1.00	\$80.00
01 - Apr	ADMIN FEE - MONTHLY (Apr 01/23 - Apr 30/23)		\$3.95	1.00	\$3.95
01 - Apr	FUEL SURCHARGE				\$3.22
	SITE TOTAL				\$87.17

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

INVOICE TOTAL \$87.17

Invoice SW0000297298
Page Page 1 of 1
Date 04/01/2023
Customer 16948
Site 0
PO Number
Due Date 04/26/2023

Please return this portion with payment to:

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

AMOUNT REMITTED

0025756SW0169480000SW000029729800000087178



21105 Leonard Rd Lutz, FL 33558
 Phone: (813)713-1066
 www.FlooringMaster.com

Attn: CALVIN LONG LAKE RANCH CLUB 19037 LONG LAKE RANCH BLVD LUTZ, FL 33558	Order	2-706177
	Today's Date	4/24/2023 4:22 PM
	Order Date	3/14/2023
	Terms	N
	Customer P.O.#	
	Customer Phone	
	Salesperson Name	MELISSA MAYNARD

Notes and Special Instructions	Ship To
Quote #: 606933	LONGLAKE / 0000 Contact: CALVIN LONG LAKE RANCH P 813-758-4841 19037 LONG LAKE RANCH BLVD LUTZ, FL 33558

	Amount
<u>TILE: MATERIALS</u>	\$3,243.56
<u>TILE: LABOR</u>	\$3,475.50
<u>DISCOUNTS</u>	\$0.00

install direction: side to side
 install pattern: 1/3 staggered
 grout size: 1/8"

Sub-Total	\$6,719.06
Sales Tax	\$0.00
Grand Total	\$6,719.06
Deposit	\$3,359.53
Balance	\$3,359.53

X. * STOCKING ITEMS - RETURN POLICY:
 All stocking items will be refunded in full and will NOT be subject to any re-stocking fees as long as the material is returned within 30-days of original purchase and material is undamaged and in resellable condition.

X. * SPECIAL ORDERS - RETURN POLICY:
 All Special Order (Non-Stock) items will be subject to a 25% Re-Stocking Fee. Special Order items must be returned with 30-days of original purchase.
 - Your refund will be processed in the same method of payment

X. * IMPORTANT - PLEASE READ CAREFULLY
 Once a product has been installed, it cannot be returned. FlooringMaster is not responsible for product defect or damage, property damage or lost labor costs due to faulty installation. Claims for damage or shortages must be made upon receipt of product. Thoroughly inspect all products before installation as use will constitute acceptance. Installed flooring is considered the property of the owner/installer and cannot be exchanged or returned.

Customer Signature: _____



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

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

Date 04/01/2023

Invoice # 409379

In Reference To:

Monthly contracted management fees, as follows:

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
VESTA DISTRICT SERVICES
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

Description	Quantity	Rate	Amount
District Management Services	1		1,666.67
Accounting Services	1		916.66
Administration Services	1		916.66
Assessment Preparation	1		416.67
Field Operation Services	1		420.92

Total 4,337.58



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

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

Date 3/31/2023

Invoice # 409279

In Reference To:

March Billable Expenses

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
VESTA DISTRICT SERVICES
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

Description	Quantity	Rate	Amount
Billable Expenses			
April Odom - Flooring Master			11.62
Total Billable Expenses			11.62

Total \$11.62

P.O. BOX 12668
ST. PETE, FLORIDA 33733
727-906-8864

Date	Invoice #
4/12/2023	4LLRANMUL23

Bill To
LONG LAKE RANCH CDD 250 INTERNATIONAL PARKWAY SUITE 208 LAKE MARY, FL 32746

P.O. No.	Terms	Project

[illegible]



Mike Wells

Property Appraiser

Proudly Serving Pasco County, Florida

Mr. Logan Muether
Development Planning & Financing Group Inc.
250 International Parkway, Suite 208
Lake Mary, FL 32746-5018

May 2, 2023

Dear Mr. Muether:

Listed below is the Non-Ad Valorem Calendar for Bridgewater of Wesley Chapel, Epperson Ranch, Long Lake Ranch, Union Park, The Preserve at South Branch, and Asturia Development Districts.

Non-Ad Valorem Calendar

- | | |
|-----------------------------------------------------------|--------------------|
| • Annual Fees Due (\$150 each district) * | June 1, 2023 |
| • Preliminary Certification and Certificate deadline date | July 21, 2023 |
| • Final Certification and Certificate deadline date | September 22, 2023 |

Please note: All CDD payments must be postmarked by **June 1st** in order to have the CDD information included on the TRIM Notice. Payments postmarked after June 1st will be returned and the CDD will **NOT** be included on the notice. Please send all payments to PO Box 401, Dade City, FL 33526-0401.

***Note: This notification will serve as your invoice for payment.**

Enclosed for your use is the "Certificate to Non-Ad Valorem Assessment Roll" DR-408A form. All future correspondence will be sent via email rather than USPS mail.

If you have any questions, please contact Gayle Pavek at extension 4493 or you may reach her at gpavek@pascopa.com.

Respectfully,

Mike Wells
Pasco County Property Appraiser
352-521-4437
mwells@pascopa.com
MW/gp

PLEASE MAIL ALL CORRESPONDENCE TO: PASCO COUNTY PROPERTY APPRAISER - PO BOX 401, DADE CITY, FLORIDA 33526-0401

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE: 727-847-8151
FAX: 727-847-8013

EAST PASCO GOVERNMENT CENTER
14236 6TH STREET, SUITE 101
DADE CITY, FL 33523-3408
TELEPHONE: 352-521-4433
FAX: 352-521-4411

CENTRAL PASCO PROFESSIONAL CENTER
LAND O' LAKES
TELEPHONE: 813-929-2780
FAX: 813-929-2784



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: 18288013

Billing Date: 4/20/2023

Billing Period: 3/8/2023 to 4/6/2023

New Water, Sewer, Reclaim rates, fees, and charges took 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 04/14/23	-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	5/8/2023

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

The Total Due will be electronically transferred on 05/08/2023.

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



LONG LAKE RANCH

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	5/09/23
Billing Date	4/15/23
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	196.25
Payments Received Thru 4/10/23	-196.25
Thank you for your payment!	
Balance Forward	.00
New Charges	195.07
Total Amount Due	\$195.07



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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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Download on the
App Store

MyFrontier app



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

6790 0007 NO RP 15 04152023 NNNNNNNN 01 003700 0012

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



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

RECEIVED APR 21 2023

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

New Charges Due Date	5/09/23
Billing Date	4/15/23
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	100.99
Payments Received Thru 4/10/23	-100.99
Thank you for your payment!	
Balance Forward	.00
New Charges	100.99
Total Amount Due	\$100.99



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Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL



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



800-801-6652



MyFrontier app



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

6790 0007 NO RP 15 04152023 NNNNNNNN 01 000237 0001

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



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



Long Lake Ranch CDD
Tish Dobson
250 International Parkway
Lake Mary, FL 32746

Invoice No: 489
Invoice Date: Apr 23, 2023

Invoice

Job Date	Description	Qty	Each	Amount
----------	-------------	-----	------	--------

Location: Long Lake Ranch CDD; 19037 Long Lake Ranch Boulevard; Lutz, FL 33558

Apr 23, 2023	APW #1 (Foxtail)	13320	\$0.24	\$3,196.80
--------------	-------------------------	-------	--------	------------

Hot water deep cleaning with surface cleaner and/or pressure gun.
Treated with biodegradable mold/algae remover to mitigate future organic surface growth.

Areas treated: Sidewalks and Curbs

	APW #2 (Big Roundabout)	5675	\$0.24	\$1,362.00
--	--------------------------------	------	--------	------------

Hot water deep cleaning with surface cleaner and/or pressure gun.
Treated with biodegradable mold/algae remover to mitigate future organic surface growth.

Areas treated: Sidewalks and Curbs

	APW #3 (Lake- Highlighted in Blue)	52422	\$0.24	\$12,581.28
--	-------------------------------------------	-------	--------	-------------

Hot water deep cleaning with surface cleaner and/or pressure gun.
Treated with biodegradable mold/algae remover to mitigate future organic surface growth.

Areas treated: Sidewalks and Curbs

	APW #3 (Lake- Highlighted in Green)	4370	\$0.20	\$874.00
--	--------------------------------------------	------	--------	----------

Soft wash (low pressure cleaning) process for all PVC Fencing as discussed.
Spot treatment around the lake.
Entire cleaning on all lake entrance PVC Fencing.
Treated with biodegradable mold/algae remover to mitigate future organic surface growth.

Job Date	Description	Qty	Each	Amount
	Areas treated: PVC Fencing			
	APW #4 (Amenity Center)	13275	\$0.24	\$3,186.00
	Hot water deep cleaning with surface cleaner and/or pressure gun. Treated with biodegradable mold/algae remover to mitigate future organic surface growth.			
	Areas treated: Sidewalks			
	APW #4 (Long Lake Ranch Blvd & Fox Grape Loop)	18170	\$0.24	\$4,360.80
	Hot water deep cleaning with surface cleaner and/or pressure gun. Treated with biodegradable mold/algae remover to mitigate future organic surface growth.			
	Areas treated: Sidewalks and Curbs			
	APW #5 (Long Lake Ranch Blvd)	6935	\$0.24	\$1,664.40
	Hot water deep cleaning with surface cleaner and/or pressure gun. Treated with biodegradable mold/algae remover to mitigate future organic surface growth.			
	Areas treated: Sidewalks and Curbs			
	APW #6 (Roseate Drive)	7310	\$0.24	\$1,754.40
	Hot water deep cleaning with surface cleaner and/or pressure gun. Treated with biodegradable mold/algae remover to mitigate future organic surface growth.			
	Areas treated: Sidewalks and Curbs			
	APW #7 (Roseate Drive Mailbox Area)	1985	\$0.24	\$476.40
	Hot water deep cleaning with surface cleaner and/or pressure gun. Treated with biodegradable mold/algae remover to mitigate future organic surface growth.			
	Areas treated: Sidewalks and Curbs			
	APW #8 (Primrose Estates)	18375	\$0.24	\$4,410.00
	Hot water deep cleaning with surface cleaner and/or pressure gun. Treated with biodegradable mold/algae remover to mitigate future organic surface growth.			
	Areas treated: Sidewalks and Curbs			
	SubTotal			\$33,866.08
	Discount			-\$3,866.08
	Total			\$30,000.00



Invoice

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

Invoice # 409601
Date 05/01/2023

Terms
Due Date 05/01/2023
Memo May'23 Fees

Bill To

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

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



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
30628	04/20/2023	\$125.00	05/05/2023	Net 15	

P.O. NUMBER
10502

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/21/2023	Camera/DVR Service Reason for call: Copy video footage of kids kicking playground gate open to thumb drive. Tech notes: 1. Copied video footage in original and MP4 formats over to manager's thumb drive.	1	125.00	125.00

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

\$125.00



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
30639	04/20/2023	\$125.00	05/05/2023	Net 15	

P.O. NUMBER
10512

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/31/2023	Access/ Gate:Service Reason for call: Back left playground gate - check the reader it is not working. Tech notes: 1. Went to check the power at the reader and found the wires inside the post had been torn apart at the connection due to vandalism. I repaired it and tested - OK.	1	125.00	125.00

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

\$125.00



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcslsecurity.com
http://DCSlsecurity.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
30646	04/20/2023	\$699.00	05/05/2023	Net 15	

P.O. NUMBER
10519

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/10/2023	Service:Reg. Reason for call: 1. Remove access control from front pool gate and far left playground gate for fence replacement. 2. Install new UPS to replace old failed unit. 3. Hook up Sirius HD radio for pool deck speakers. Tech notes: 1. Uninstalled access equipment and wires from fence/gate. 2. Removed bad UPS, installed the new UPS into the rack, and reconnected all the devices & tested. 3. Hooked up the Amp and Sirius radio and tested speaker - OK.	2	125.00	250.00
04/10/2023	Service:Parts CP1500PFCRM2U Sinewave UPS system 1500VA 8 outlets, rack mount	1	449.00	449.00

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

\$699.00



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
30652	04/21/2023	\$312.50	05/06/2023	Net 15	

P.O. NUMBER
10524

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/13/2023	Access/ Gate:Service Reason for call: Reinstall front pool gate access control on new gate. Tech notes: 1. Fished wires back through new fence post. 2. Reinstalled mag lock and armature. 3. Reinstalled card reader - powered up & tested - OK.	2.50	125.00	312.50

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

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

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

***Late Fees are 1.5% per month

BALANCE DUE

\$312.50



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
30620	04/20/2023	\$125.00	05/05/2023	Net 15	

P.O. NUMBER
10491

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/08/2023	Access/ Gate:Service Reason for call: Parking lot to trail gate reader not working - please check. Tech notes: 1. Checked reader not scanning cards. Checked voltage at the reader - OK. Reset the reader and tested - reader is back online and working correctly.	1	125.00	125.00

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

\$125.00

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

Invoice 13397



BILL TO

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

DATE
05/01/2023

PLEASE PAY
\$13,675.00

DUE DATE
05/01/2023

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

TOTAL DUE \$13,675.00

THANK YOU.



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

Invoice

Invoice # 409799
Date 05/01/2023

Terms
Memo Monthly Pool Maintena...

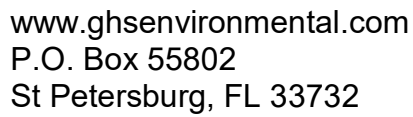
Bill To
Long Lake Ranch CDD (CMD)
250 International Parkway
Suite 208
Lake Mary FL 32746

Description	Quantity	Rate	Amount	Serial/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



409799



Date: 5/9/2023
Invoice #: 2023-212

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

Due Date	Service Date:
6/8/2023	April 2023

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	20.00%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00



Lakeside Heating, Cooling & Plumbing

4608 Land O Lakes Blvd,, Unit B
Land O'Lakes, FL 34639

Long Lake Ranch Clubhouse
19037 Long Lake Ranch Blvd
Lutz, FL 33558

☎ (813) 406-4423
✉ manager@longlakeranchclub.com

INVOICE

Services	qty	unit price	amount
AC- 1010-70 Com Maintenance (PMA) - AC - (PMA) Maint Agree	1.0	\$280.00	\$280.00

INVOICE	#19776-1
SERVICE DATE	Apr 28, 2023
INVOICE DATE	Apr 28, 2023
DUE	Upon receipt

AMOUNT DUE	\$280.00
------------	-----------------

CONTACT US

☎ (813) 444-9474
✉ jackie@lakesidecomfortpros.com



Invoice

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

Invoice # 410003
Date 04/30/2023
Terms
Due Date 04/30/2023
Memo April '23 Fees

Bill To

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

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

Thank you for your business.

Total 2,003.19

MAKE CHECK PAYABLE TO:



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

ADDRESSEE

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

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

729425

5/1/2023

\$600.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

00000007294251001000000009052700000006000042

Please Return this portion with your payment

Invoice Due Date 5/1/2023

Invoice 90527B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
19037	Long Lake Ranch Blvd Lutz, FL 33558-5507				
5/1/2023	Fountain Cleaning Service - Quarterly		\$600.00	\$0.00	\$600.00

Please remit payment for this month's invoice.

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$600.00

This Invoice Total:

\$600.00

E-mail payments@lakedoctors.com to submit payment by ACH

Customer #: 729425

Portal Registration #: 17237EC8

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

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



INVOICE

Invoice SW0000317854
Page Page 1 of 1
Date 05/01/2023
Customer 16948
Site 0
PO Number
Due Date 05/26/2023

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD 1x Week				
01 - May	MONTHLY - WASTE COLLECTION (May 01/23 - May 31/23)		\$80.00	1.00	\$80.00
01 - May	ADMIN FEE - MONTHLY (May 01/23 - May 31/23)		\$3.95	1.00	\$3.95
01 - May	FUEL SURCHARGE				\$2.57
	SITE TOTAL				\$86.52

*Account
Status*

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

INVOICE TOTAL

\$86.52

Invoice SW0000317854
Page Page 1 of 1
Date 05/01/2023
Customer 16948
Site 0
PO Number
Due Date 05/26/2023

Please return this portion with payment to:

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

AMOUNT REMITTED

0025756SW0169480000SW000031785400000173693

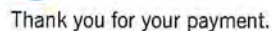


Page 1 of 3

LITE LONG LAKE RCH V4 SL

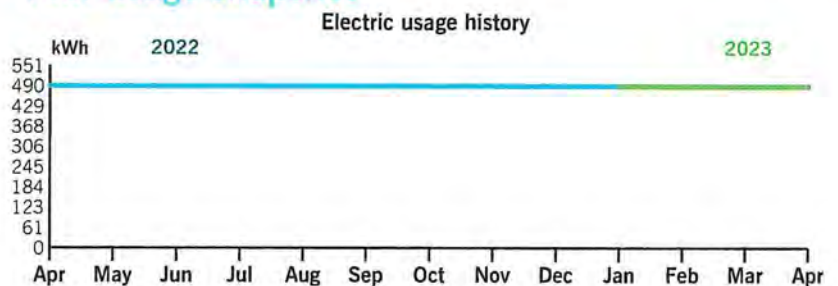
Account number 9100 8435 5645

Previous Amount Due	\$344.91
<i>Payment Received Apr 10</i>	-344.91
Current Lighting Charges	346.16
Taxes	1.56
Total Amount Due May 09	\$347.72



Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot



Average temperature in degrees

75^a 80^a 83^a 84^b 84^b 81^d 74^e 71^e 64^e 64^e 69^b 71^b 76^b

	Current Month	Apr 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	490	490	5,880	490
Avg. Daily (kWh)	15	15	16	
12-month usage based on most recent history				

RECEIVED MAY 01 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.



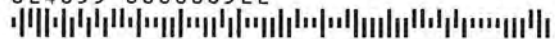
Account number
9100 8435 5645

\$347.72
by May 9

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**

024855 000006522



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



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

889100843556450006600000000000000003477200000347725



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

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

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

1 0 1
42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: 18339411

Billing Date: 5/2/2023

Billing Period: 3/20/2023 to 4/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took 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	3/20/2023	22408	4/19/2023	22422	30	14

Usage History

Water

Irrigation

April 2023	14
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

Transactions

Previous Bill	415.44
Payment 04/27/23	-415.44 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Charges 14.0 Thousand Gals X \$3.24	45.36
Total Current Transactions	83.99
TOTAL BALANCE DUE	\$83.99

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 83.99

Total Balance Due \$83.99
Due Date 5/19/2023

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

The Total Due will be electronically transferred on 05/19/2023.

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

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





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

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

UtilCustServ@MyPasco.net
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: 18339438

Billing Date: 5/2/2023

Billing Period: 3/20/2023 to 4/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took 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	3/20/2023	323	4/19/2023	328	30	5

Usage History

Water

April 2023	5
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

Transactions

Previous Bill	165.79
Payment 04/27/23	-165.79 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	5.0 Thousand Gals X \$2.04 10.20
Sewer	
Sewer Base Charge	93.08
Sewer Charges	5.0 Thousand Gals X \$6.48 32.40
Total Current Transactions	174.31
TOTAL BALANCE DUE	\$174.31

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 174.31

Total Balance Due \$174.31
Due Date 5/19/2023

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

The Total Due will be electronically transferred on 05/19/2023.

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



Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813)917-9567

INVOICE
052323-1

To: Long Lake Ranch CDD
250 International Pkwy, Suite 280
Lake Mary, FL 32746

Date: May 5, 2023

Slab and Driveway for Maintenance Shed

Contract amount	\$16,420
Work completed	\$16,240
Previously paid	(\$ 8,210)

TOTAL DUE \$ 8,210

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813)917-9567

INVOICE
052323-2

To: Long Lake Ranch CDD
250 International Pkwy, Suite 280
Lake Mary, FL 32746

Date: May 5, 2023

Removed and replaced broken panel on
pedestrian path adjacent to side of residence
at 19872 Long Lake Ranch Blvd.

TOTAL DUE \$ 8,210

LONG LAKE RANCH COMM DEV DIS

Bill date May 9, 2023

For service Apr 2 - May 1
30 days

Collective account number 9300 0001 2497

Billing summary

Previous Amount Due	\$10,177.18
<i>Payment Received May 02</i>	-10,177.18
Current Electric Charges	5,469.08
Current Lighting Charges	4,795.52
Taxes	166.36
Total Amount Due May 30	\$10,430.96

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

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 10.5%, Gas 77.1%, Oil 0.1%, Nuclear 0%, Solar 3.7% (For prior 12 months ending March 31, 2023).

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.79
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	418.32
910089634607	2091 SERENOA DR LUTZ FL 33558	30.79
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.79
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.79

RECEIVED MAY 15 2023

fb.def.duke.bills.20230508213030.93.afp-163-0000000002

Late payments are subject to a 1.0% late charge.

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



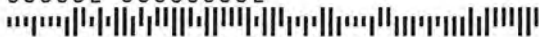
Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Collective account number
9300 0001 2497

\$10,430.96
by May 30

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

000082 0000000002



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



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

8893000001249700066000000000000104309600010430961

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-00795P

Date 05/19/2023

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

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

Description

Amount

Serial # 23-00795P

\$65.63

Meeting Notice

RE: Board of Supervisors Meeting on May 31, 2023

Published: 5/19/2023

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$65.63

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

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

NOTICE

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

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Project Manager Philip Chang

Tish Dobson

Long Lake Ranch CDD

c/o DPFG

250 International Pkwy, Suite 208

Lake Mary, FL 32746

Invoice

May 22, 2023

Project No: 20192175-000

Invoice No: 41

FEID #59-1173834

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

Professional Services through May 7, 2023

Phase 01 General Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Professional 6						
Chang, Philip	4/17/2023	Site visit related to sidewalk concerns around lake; Initial development of options;	2.75	170.00	467.50	
Chang, Philip	4/20/2023	Provide summary of options related to lake sidewalk to DM; Discussion with LLR engineer regarding Foxtail permitting history;	1.00	170.00	170.00	
Chang, Philip	4/25/2023	Site visit to Pond 60; Provide summary of observations to DM;	1.50	170.00	255.00	
Totals			5.25		892.50	
Total Labor						892.50
				Total this Phase		\$892.50
				Total this Invoice		\$892.50

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

Invoice 13571

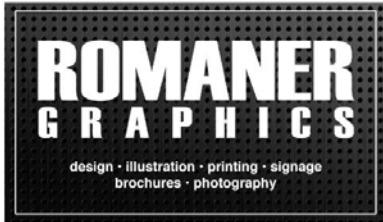


BILL TO Long Lake Ranch Community Development District 250 International Parkway, Suite 208 Lake Mary, FL 32746 USA	DATE 04/30/2023	PLEASE PAY \$4,475.00	DUE DATE 04/30/2023
----------------------------------------------------------------------------------------------------------------------------------------	---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Grounds maintenance performed as per proposal dated as 4/6/23: Main Clubhouse area and Foxtail Clubhouse area: Grounds Maintenance *Installation of Top Choice annual fire-ant control on all turf areas and in all planter beds surrounding the clubhouse, pool area, recreational field, playground area, dog walk area and postal mail kiosk at the clubhouse *All necessary follow-up applications in this target area during the (12) month period following the application of Top Choice shall be included in this program and provided at no additional charge. *The program is guaranteed for a (12) month period.	1	4,475.00	4,475.00

TOTAL DUE	\$4,475.00
------------------	-------------------

THANK YOU.



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 21680

TO: Longlake Ranch
COMPANY NAME: _____
DATE: 5/24/23

Replace stop sign at Clubhouse and Longlake
Ranch Blvd

TOTAL:	\$140.00

ROMANER
GRAPHICS

Thank You,



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

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

Date 05/01/2023

Invoice # 410192

In Reference To:

Monthly contracted management fees, as follows:

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
VESTA DISTRICT SERVICES
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

Description	Quantity	Rate	Amount
District Management Services	1		1,666.67
Accounting Services	1		916.66
Administration Services	1		916.66
Assessment Preparation	1		416.67
Field Operation Services	1		420.92

Total 4,337.58



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

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

Date 04/30/2023
Invoice # 410099

In Reference To:

April Billable Expenses

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
VESTA DISTRICT SERVICES
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

Description	Quantity	Rate	Amount
GPS Pools, Inc. - Pool Grates	1		54.51
PINCH A PENNY - Pool Grates	1		38.16

Total 92.67

EXHIBIT 7

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, remodeling, 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

- 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.

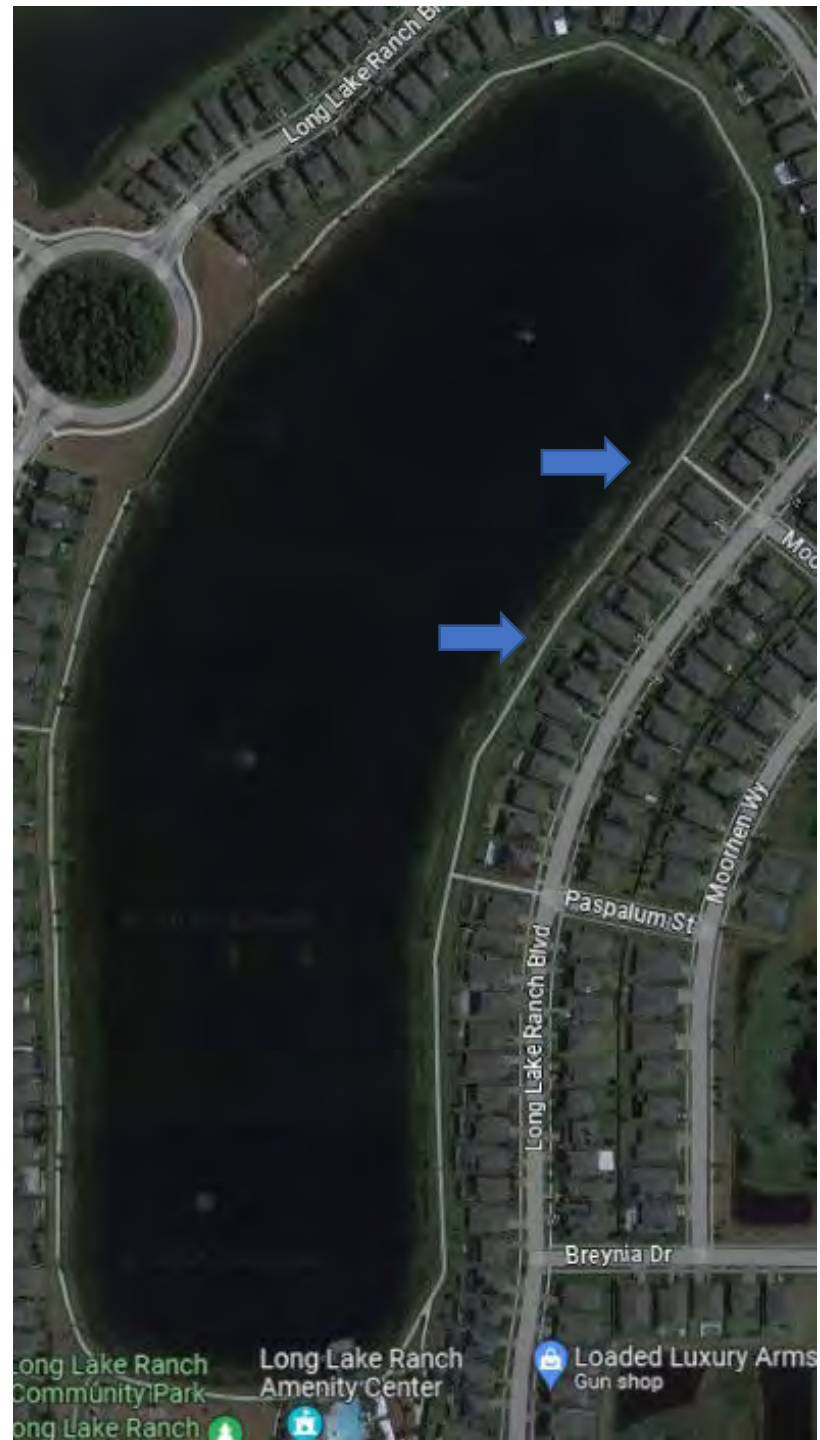
INSURANCE:

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

EXHIBIT 8

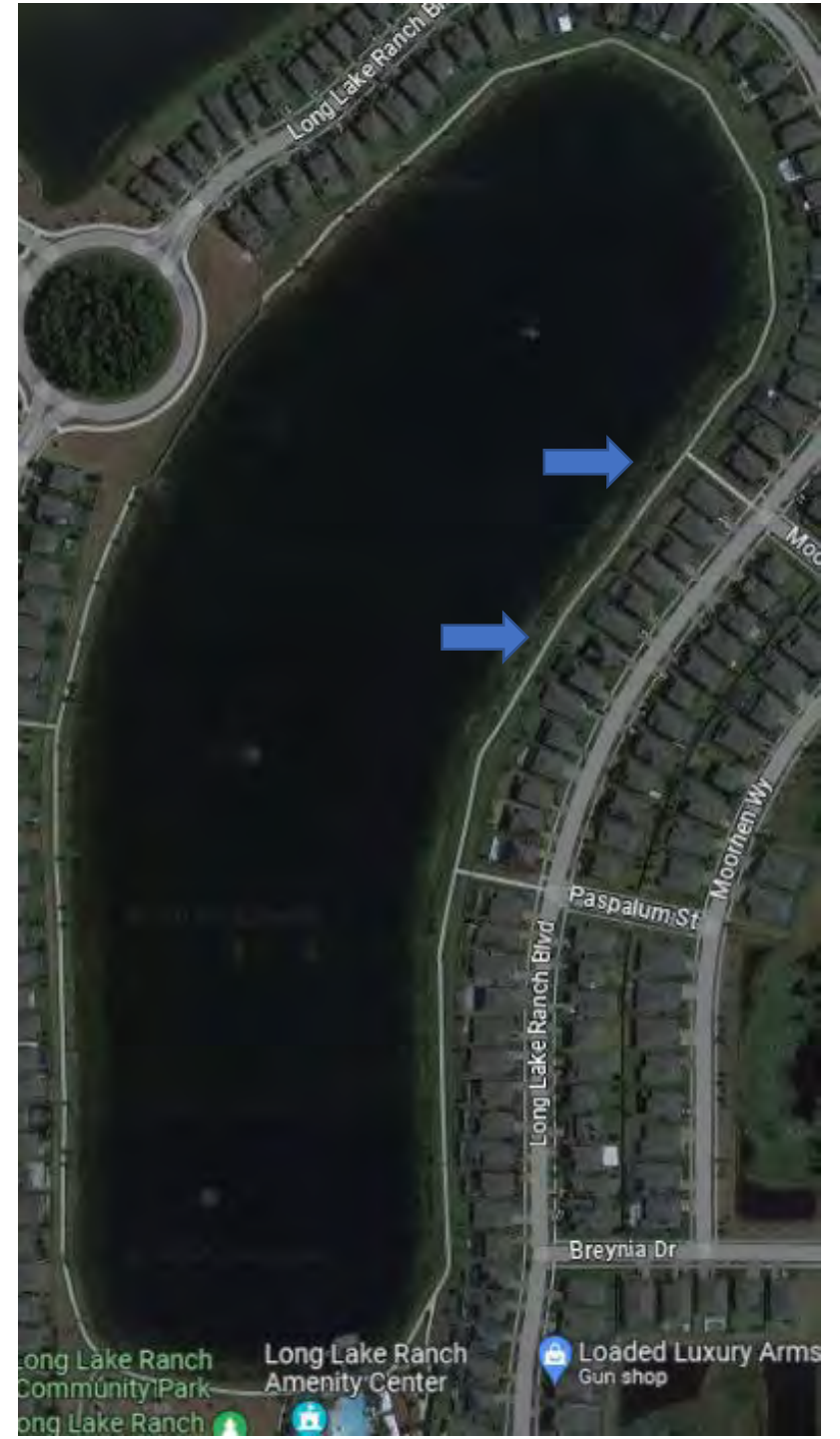
Long
Lake
Ranch
USA







Jun 24, 2023 at 7:23:20 AM



The four foot level bubble confirms **the sidewalk at this location does slope towards the homeowner side.**

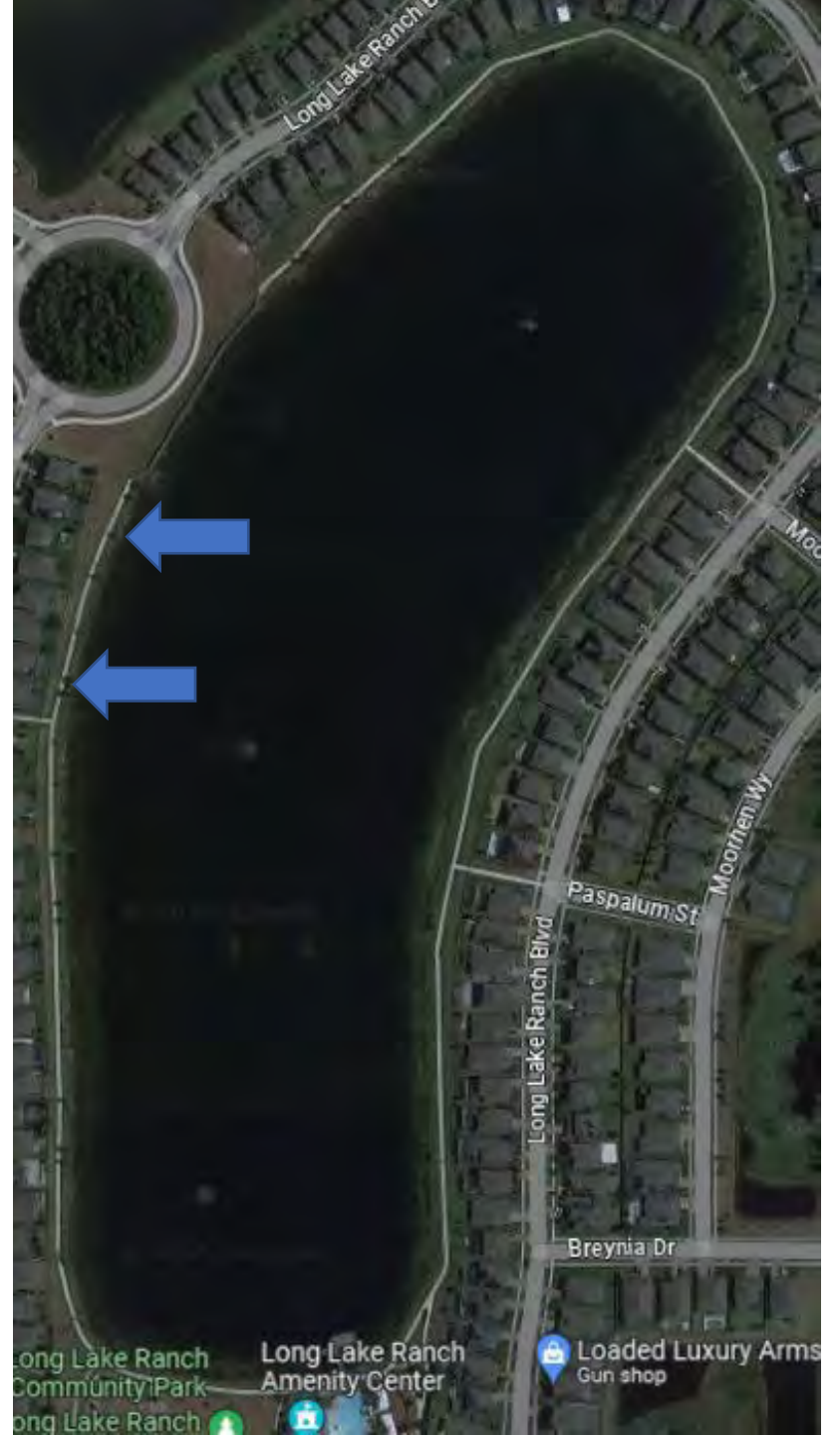


West side lake access dirt



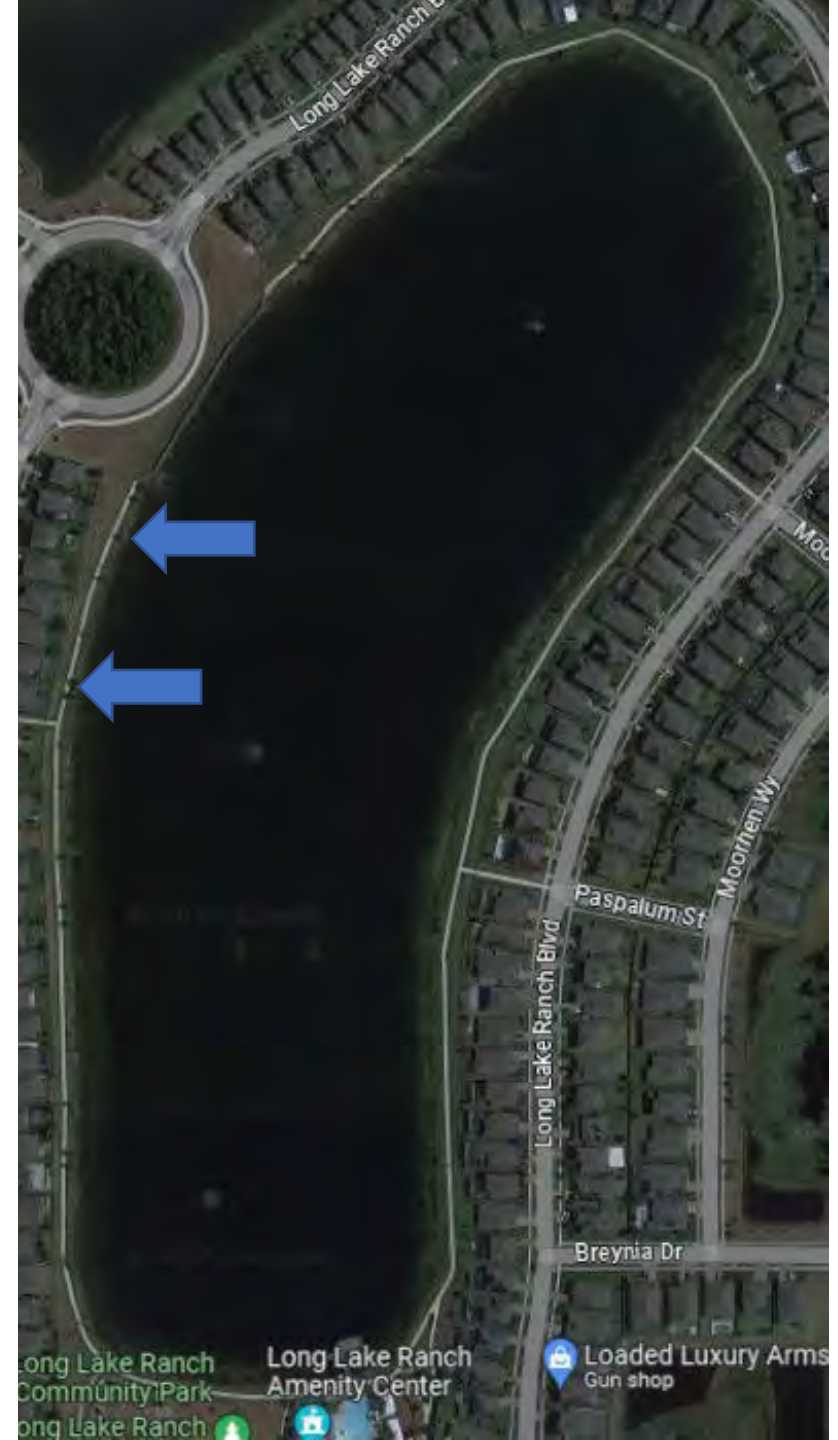


- **Dirt came from
playground lake
access west gate**





Jun 24, 2023 at 7:29:26 AM





May 21, 2023 at 3:58:40 PM



May 21, 2023 at 3:57:41 PM



May 21, 2023 at 3:58:40 PM





Jun 21, 2023 at 7:22:12 PM



Jun 21, 2023 at 7:21:19 PM



Jun 21, 2023 at 7:26:29 PM



NDS®

We put water in its place

EZ-Drain French Drain

A gravel-free French Drain solution that outperforms traditional systems, saving time and money.

[View Product](#)

30% Better Flow Rate

Poly-Rock™ aggregate features engineered flow channels that increase capacity. The result is a superior flow rate – 30% better than gravel and pipe.



Extreme Durability

EZ-Drain offers a 100+ year material lifespan.



NDS Certified Drainage Contractors:

- 1) Water Oak Irrigation
- 2) Conserva Irrigation of Greater Clearwater
- 3) Red Tree Landscape Systems
- 4) Arden Hardeman Landscape



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

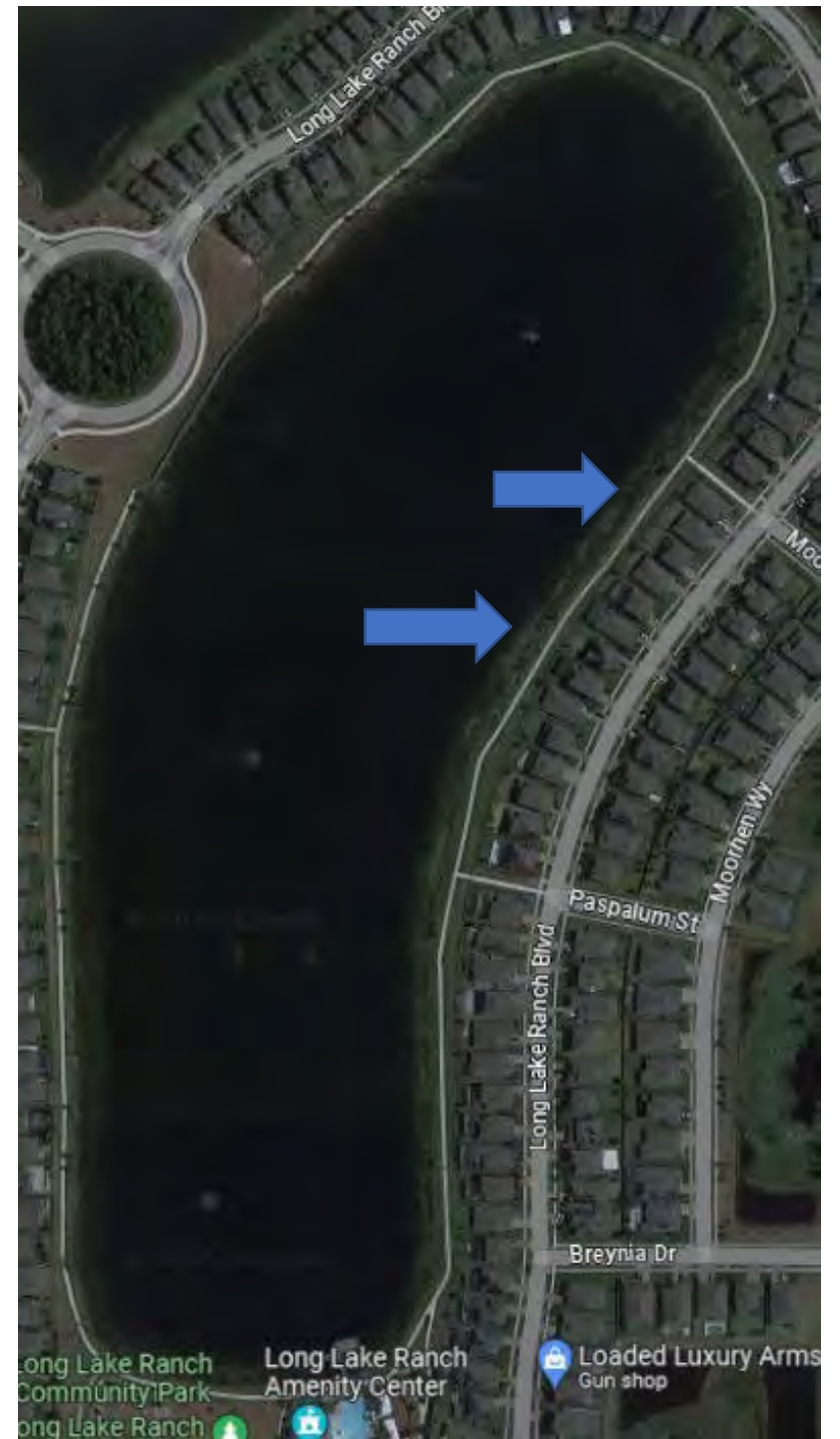
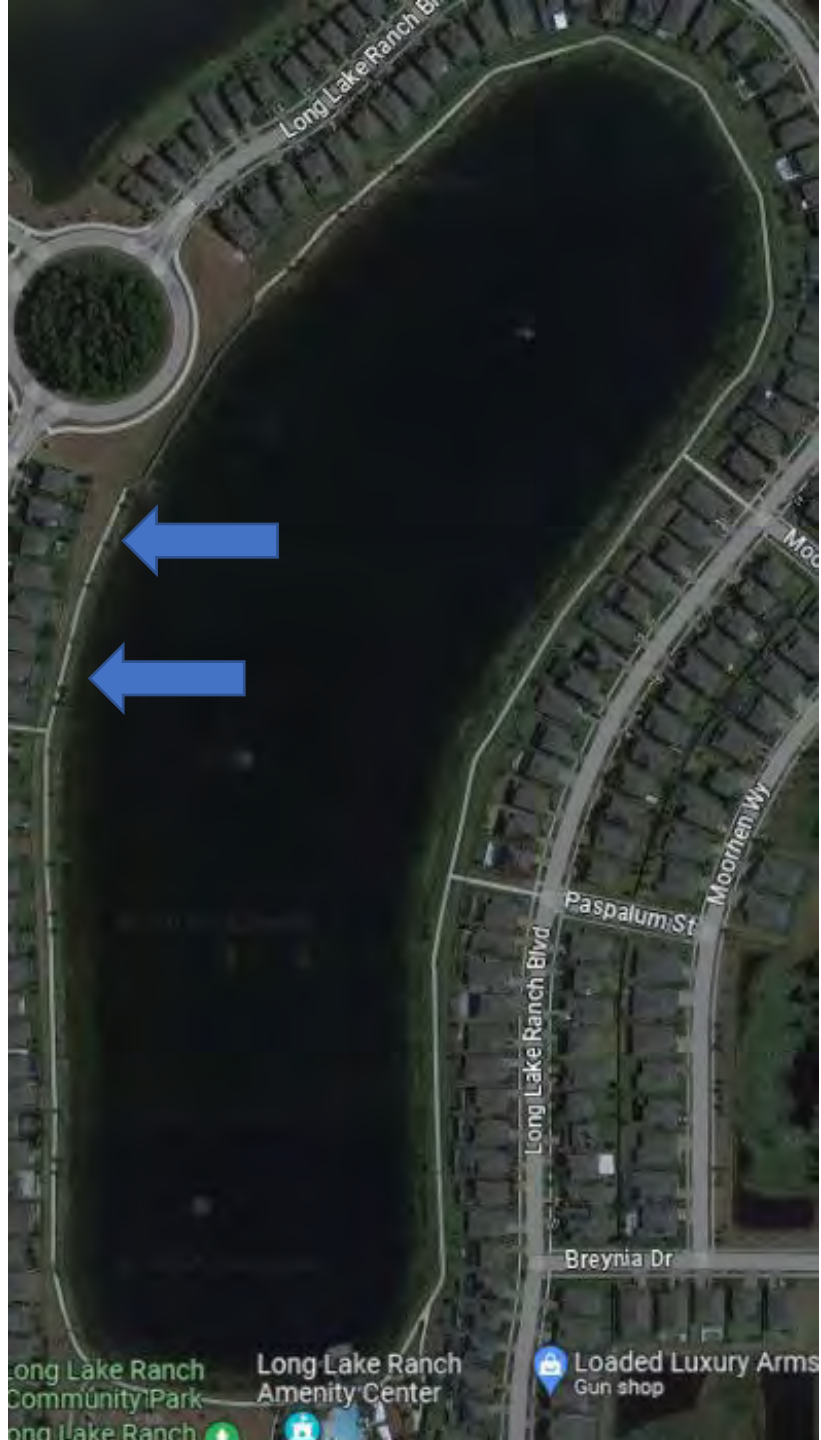
Total \$9,822.00

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.

Total

\$9,822.00



Long
Lake
Ranch
USA



Jordi M. Zapata

From: Jordi M. Zapata
Sent: Friday, September 11, 2020 3:06 PM
To: rhonda.howell@MyFWC.com
Cc: Taylor Thomas; Cliff Ondercin; chuck@ghsenvironmental.com
Subject: Grass Carp Determination - Long Lake Ranch
Attachments: Long Lake Ranch_Grass Carp_Determination.pdf

Good afternoon Rhonda,

Please see the completed grass carp form regarding a single pond at Long Lake Ranch (see attachment for location). The District's position for the stocking of triploid grass carp in this pond is **"Do Not Oppose"**. Please follow up with Mr. Burnite about any further actions necessary to complete this permitting request. He has also been copied on this email.

Let me know if you have any questions or concerns.

Thank you,

Jordi Zapata

Environmental Compliance
Environmental Resource Permit Bureau
Southwest Florida Water Management District
(813) 985-7481, ext. 2107



Pronouns: He/His/Him



An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

Bartow Service Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office

7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

August 03, 2020

Long Lake Ranch CDD
c/o Rizzetta & Co., Inc.
5844 Old Pasco Rd., Ste. 100
Wesley Chapel, FL 33544

Subject: REMINDER of Inspection Report Coming Due
Permit No: 44013843.001
Project Name: Long Lake Ranch Borrow Pit U-2

A condition of your permit requires that you submit an inspection report to the District in accordance with a specific schedule. This inspection report is due on October 26, 2020. This letter was generated to remind you of this requirement in sufficient time for you to complete the inspection and submit the report to the District by the due date.

Inspection reports provide assurance to the District that the surface water management system is properly operated and maintained. The inspection report must include the District form "Statement of Inspection for Proper Operation and Maintenance" available at <https://www.swfwmd.state.fl.us/sites/default/files/medias/documents/04.10R-023.pdf>. The form must be certified by a Florida registered Professional Engineer.

Information can be submitted online using eCompliance by visiting the District's Environmental Resource Permitting System in ePermitting located on the District's website at <http://WaterMatters.org/LogInERP>. If you do not have an account you can sign up by clicking the "Register Now" button.

If any maintenance procedures or remedial actions are necessary prior to submittal of the certified District form, please advise the District in writing. The inspection report must be submitted to the District by the date above.

If you have already complied with this requirement, please notify us so we can update our customer records. If you have questions, please contact the Brooksville Service Office at (352) 796-7211 or (800) 423-1476 (FL only).

Sincerely,

Kim L. Schwartz
Senior Regulation Processing Specialist
Regulatory Support Bureau
Regulation Division

EXHIBIT 9

**Architectural Signage & Printing**

6812 Land O Lakes Blvd

Land O Lakes, FL 34638 US

(813) 996-6777

production@signsbyasap.com

<http://www.signsbyasap.com>**ADDRESS**

Tish Dobson

Long Lake Ranch

SHIP TO

Tish Dobson

Long Lake Ranch

Estimate 9600**DATE 06/02/2023****EXPIRATION DATE 07/02/2023**

DESCRIPTION	QTY	RATE	AMOUNT
3mm ACM with printed vinyl face (3551 High Performance Vinyl with 290 Premium Overlam)			
Clubhouse - 28.25 x 23.5	2	175.00	350.00T
Tennis Court - 47.5 x 35.5	1	285.00	285.00T
Basketball Court - 47.5 x 35.5	1	285.00	285.00T
Park Rules - 47.5 x 35.5	1	285.00	285.00T
Dog Park - 36 x 24	1	195.00	195.00T
Pool Rules (inside wall) - 40 x 40	2	285.00	570.00T
Dock Rules - 48 x 36	1	306.00	306.00T
Pool Rules (Deck) - 40 x 48	4	315.00	1,260.00T
Alligator Sign - 12 x 18	1	75.00	75.00T
Visitor Parking Only - 24 x 24	9	150.00	1,350.00T
USPS Parking - 24 x 24	1	150.00	150.00T
No Trespassing - 32 x 24	1	175.00	175.00T
Amenity Rules - 48 x 40	2	315.00	630.00T
Fishing is for birds - 24 x 30	1	175.00	175.00T
Fishing allowed - 24 x 24	1	150.00	150.00T
Installation via putting new face over existing	29	75.00	2,175.00T
Upgrade installation to include removal and disposal of old sign and installing new on existing post and brackets	29	185.00	5,365.00T
Crosswalk 18 x 24 sign on breakaway green uchannel	1	225.00	225.00T
Installation of crosswalk sign	1	150.00	150.00T

All discrepancies or deficiencies must be reported with 5 business days of receipt.

1.5% Late Charge per month for unpaid balance past due date.

Architectural Signage retains ownership of all goods until the invoice is paid in full by the buyer.

For faster response: Please reply directly to our office personnel and not this generic email address.

DESCRIPTION	QTY	RATE	AMOUNT
***Due to the size and custom nature of this order a 50% deposit will be needed to start production.	1	0.00	0.00
Lead time depends on job type and quantity. Rush Jobs will be subject to a 25% upcharge to cover overtime needed to produce this job. Thank you for giving us the opportunity to serve you. For faster response: Please reply directly to the person sending this estimate.	SUBTOTAL		14,156.00
	TAX (7%)		990.92
	TOTAL		\$15,146.92

Accepted By

All discrepancies or deficiencies must be reported with 5 business days of receipt.
1.5% Late Charge per month for unpaid balance past due date.
Architectural Signage retains ownership of all goods until the invoice is paid in full by the buyer.
For faster response: Please reply directly to our office personnel and not this generic email address.



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

JOB ESTIMATE

TO: _____
COMPANY NAME: Long Lake Ranch
DATE: 4/4/23

QUOTE:

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

Other signage:

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

TOTAL: \$7,025.00

* Includes typesetting and new layout.

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

Thank You: Romaner Graphics

EXHIBIT 10



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

JOB ESTIMATE

TO: _____

COMPANY NAME: Long Lake Ranch

DATE: 4/12/23

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

Thank You: Romaner Graphics

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

PROPOSAL

Long Lake Ranch CDD
Clubhouse Sidewalk Replacement

6/28/2023

Remove and replace two elevated 6' x 6' concrete panels located near mail kiosk.

Underlying roots will be removed.

TOTAL \$1,500

EXHIBIT 11

Long
Lake
Ranch
USA



**Our CDD Board agreed to have
CDD litter and garden volunteers.**

The first litter pickup was two bags of cements.



[View this email in your browser](#)



Earth Day is Saturday, April 22, 2023. If are willing to be a CDD volunteer who helps pick up litter, please sign up at the LLR Amenity Center playground Pavillon between 7:30am to 10am. Some tools, gloves, and bags will be provided.



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You are receiving this email because you opted to received electronic notifications from the Association.



Litter pickup volunteers started picking up litter twice a week.



Virginia Leigh Gerdeman

May 4 at 9:55 AM · 🌐



Thank you to wonderful people who were picking up trash along side of Sunlake! You are helping keep our community beautiful 🙏



23

**After a Spirit Committee member
complained about CDD volunteer
activities the CDD litter pickup
volunteers stopped, but the CDD garden
volunteers decided to continue until the
CDD Board notifies them to stop.**

CDD volunteer meetings:

- 1) Litter meeting and pickup on April 11, 2023 at 11:15 AM.
- 2) Litter meeting and pickup on April 14, 2023 at 9 AM.
- 3) Garden meeting on April 16, 2023 at 4 PM.
- 4) Garden meeting and planting on April 17, 2023 at 8 AM.
- 5) Litter meeting and pickup on April 22, 2023 at 7:30 AM.
- 6) Litter meeting and pickup on May 4, 2023 at 8 AM.
- 7) Litter meeting and pickup on May 6, 2023 at 8 AM.
- 8) Garden meeting on May 21, 2023 at 4 PM.
- 9) Garden meeting on June 25, 2023 at 4 PM.



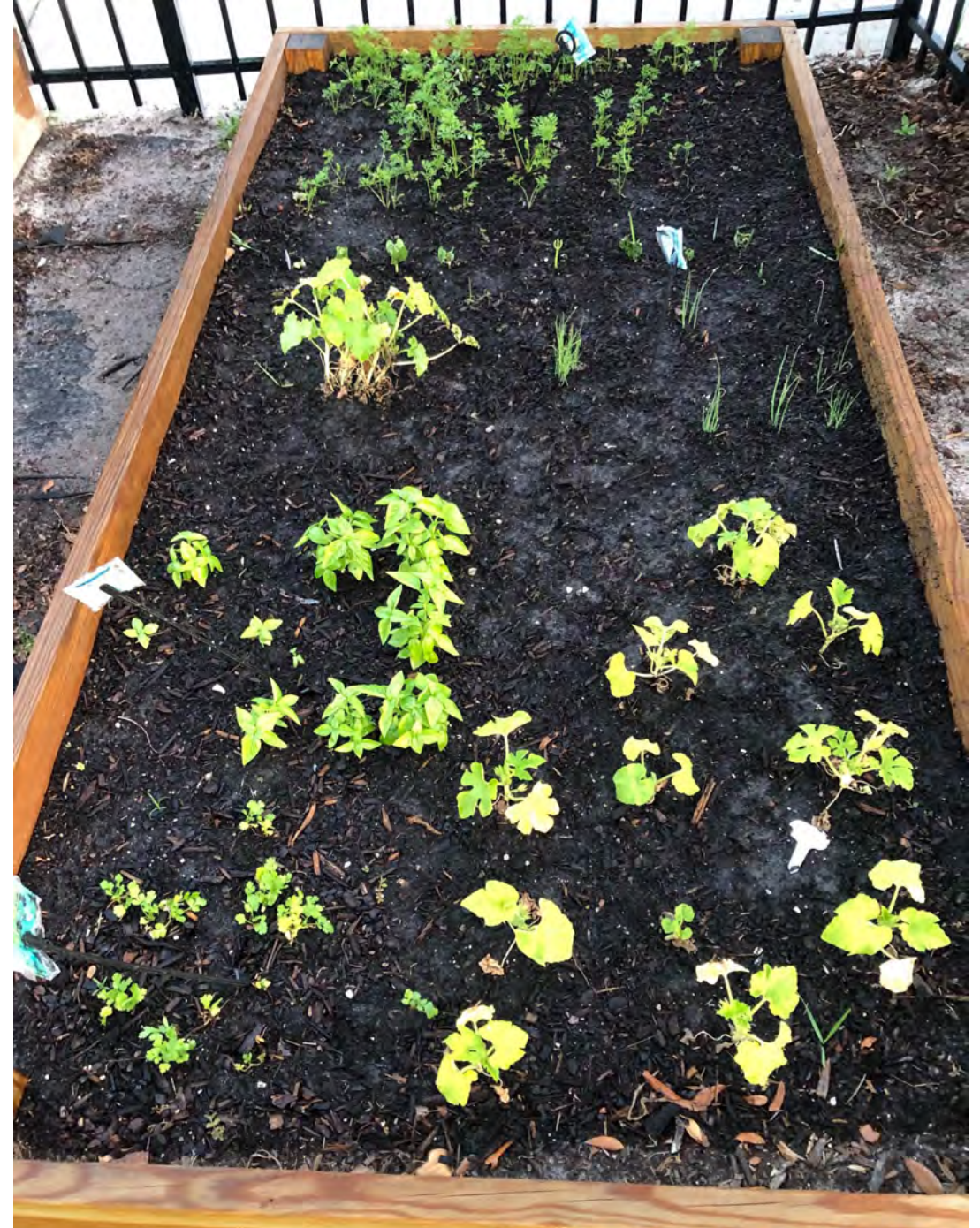
Apr 16, 2023 at 2:58:55 PM



May 28, 2023 at 8:17:18 PM



Apr 16, 2023 at 2:59:08 PM



May 28, 2023 at 8:17:31 PM



**At the Sunday, June 25th
CDD garden meeting
the first harvested carrot
was gifted to our
LLR Amenity Center manager.**

**On Monday, June 26th
LLR residents were notified
they could start harvesting
some of the “Sweet Basil”.**



Kathy Sorell

4h · 🌐



Our CDD approved Long Lake Ranch Community Garden that is next to the playground pavilion has "Sweet Basil". If you would like some "Sweet Basil", please feel free to harvest some.



**On behalf of our CDD Garden Volunteers
I am requesting permission to install
a ventilated mesh
garden sun shade
over the garden plant boxes.**



I suggest
approving the
green color.

Long
Lake
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USA



EXHIBIT 12

Long
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Ranch
USA



**What happened after the
May 31st CDD meeting
gopher tortoise landscaping discussion?**

First burrow before and after landscapers



Second burrow before and after landscapers



**Eggs are buried in the burrow dirt
between May and July.**

**The sun heated dirt
keeps the eggs warm.**

**Between Aug. and Nov. if eggs survive
the weight of the lawn mowers driving
over them babies should emerge.**

Gopher tortoise burrows have a
state protected 25 foot radius.

Please line trim only
in the egg storage dirt area.

Gopher tortoises help
about 350 other species,
some of those are endangered species.

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