



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

Advanced Meeting Package

***Regular Meeting &
Budget Public Hearing***

***Thursday
August 3, 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 & Budget Public Hearing of the Board of Supervisors of the Long Lake Ranch Community Development District is scheduled for **Thursday, August 3, 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, August 3, 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. Public Hearings

A. FY 2024 Budget Public Hearing

1. Open the Public Hearing
2. Presentation of Public Notices [Exhibit 1](#)
3. Presentation of FY 2023-2024 Budget [Exhibit 2](#)
4. Public Comments
5. Close the Public Hearing
6. Consideration & Adoption of **Resolution 2023-05**, Adopting Fiscal Year 2023-2024 Budget [Exhibit 3](#)

B. FY 2024 O&M Assessments Public Hearing

1. Open the Public Hearing
2. Public Comments
3. Close the Public Hearing
4. Consideration & Adoption of **Resolution 2023-06**, Annual Assessments [Exhibit 4](#)

VI. Staff Reports

A. Landscaping & Irrigation

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

VI. Staff Reports – continued

B. Aquatic Services

1. Presentation of Aquatics Treatment Report

[Exhibit 5](#)

C. District Engineer

D. District Counsel

E. Clubhouse Manager

1. Presentation of Clubhouse Manager Report

[Exhibit 6](#)

F. District Manager

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

[Exhibit 7](#)

2. Discussion of Primrose Well-Field Fencing Project

VII. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held July 6, 2023

[Exhibit 8](#)

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

[Exhibit 9](#)

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

[Exhibit 10](#)

VIII. Business Items

- A. Consideration & Adoption of **Resolution 2023-07**, Designating Dates, Times, & Location for the FY24 Meetings

[Exhibit 11](#)

- B. Consideration of Lakeside Drainage Proposals

- C. Consideration of Blue Water Aquatics Fountain Repair Proposal

[Exhibit 12](#)

- D. Consideration of Blue Water Aquatics Fountain Maintenance Proposal

[Exhibit 13](#)

- E. **Presentation of Blue Water Aquatics Fountain Repairs Report**

[Exhibit 14](#)

- F. Presentation of CDD Volunteer Update

[Exhibit 15](#)

IX. Supervisors Requests

X. Audience Comments – New Business

XI. Next Meeting Quorum Check: September 7, 6:00 PM

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

XII. Adjournment

EXHIBIT 1

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“**Board**”) for the Long Lake Ranch Community Development District (“**District**”) will hold the following two public hearings and a regular meeting:

DATE: August 3, 2023
 TIME: 6:00 p.m.
 LOCATION: Long Lake Ranch Amenity Center
 19037 Long Lake Ranch Blvd.
 Lutz, Florida 33558

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Townhome/Attached	199	0.85	\$1,693.09
Single Family 45'	175	0.95	\$1,868.02
Single Family 55'	316	1.00	\$1,955.48
Single Family 65'	160	1.05	\$2,042.95

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on all benefited property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 (“**District Manager's Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within

twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the 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.

District Manager

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

The Board of Supervisors (“**Board**”) of the Long Lake Ranch Community Development District (“**District**”) will hold a public hearing on August 3, 2023 at 6:00 p.m. at the Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558, for the purpose of hearing comments and objections on the adoption of the proposed budgets (“**Proposed Budget**”) of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at www.longlakeranchcdd.org.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the 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.

District Manager

4882-6337-0343.1
July 21, 2023

23-01200P

EXHIBIT 2

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

	FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-6/2023)	FY 2023 AMENDED	FY 2024 ADOPTED	VARIANCE FY2023-FY2024
REVENUE						
ASSESSMENTS LEVIED:						
ASSESSMENTS LEVIED:	\$ 886,586	\$ 1,282,844	\$ 1,168,339	\$ 1,165,951	\$ 1,289,485	\$ 123,534
EARLY PAYMENT DISCOUNT					(51,579)	
EXCESS FEES	2,940	4,957				
ADDITIONAL REVENUE:						
TENNIS	1,257	944	1,080	1,440		(1,440)
ROOM RENTALS	335	2,710	785	150		(150)
INTEREST	350	260		125		(125)
ADVERTISEMENT RENTAL			8,000	-	-	
MISC. REVENUE	8,829	36,804	1,050	-	-	-
TOTAL REVENUE	900,296	1,328,519	1,179,253	1,167,666	1,237,906	121,819
EXPENDITURES						
ADMINISTRATIVE:						
SUPERVISORS - REGULAR MEETINGS	9,139	9,585	4,600	10,000	9,600	(400)
SUPERVISORS - WORKSHOPS			1,200	2,000	800	(1,200)
PAYROLL TAXES (BOS)	459	750	444	734	734	-
PAYROLL SERVICES FEES	398	678	504	600	600	-
DISTRICT MANAGEMENT	17,458	18,448	14,954	20,000	20,000	-
ADMINISTRATIVE	6,171	3,962	8,250	11,000	11,000	-
ACCOUNTING	19,533	17,500	8,250	11,000	11,000	-
ASSESSMENT ROLL PREPERATION	8,933	3,667	3,750	5,000	5,000	-
MEETING OVERAGES	-	648	-	-	-	-
DISTRICT COUNSEL	44,218	53,644	23,854	32,000	35,000	3,000
DISTRICT ENGINEER	9,275	13,521	4,535	13,500	14,000	500
ARBITRAGE REBATE CALCULATION	1,800	1,150	500	650	1,500	850
TRUSTEE FEES	10,843	11,701	8,081	15,701	15,701	-
BANK FEES	415	-	53	150	150	-
DISSEMINATION AGENT	3,333	4,000	3,000	3,000	3,000	-
AUDITING	5,978	3,850	3,950	6,000	6,000	-
REGULATORY PERMITS AND FEES	275	175	175	175	175	-
PROPERTY TAXES	578	676	375	250	250	-
SALES TAX			609			
LEGAL ADVERTISING	3,171	807	552	1,500	1,500	-
WEBSITE HOSTING	2,391	2,164	1,538	1,600	1,600	-
MISC. SERVICE	1,247			-	-	-
TOTAL ADMINISTRATIVE	145,616	146,925	89,173	134,860	137,610	2,750
INSURANCE:						
PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	18,226	18,865	20,564	22,628	27,154	4,526
TOTAL INSURANCE	18,226	18,865	20,564	22,628	27,154	4,526

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

		FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-6/2023)	FY 2023 AMENDED	FY 2024 ADOPTED	VARIANCE FY2023-FY2024
43							
44	UTILITIES:						
45	UTILITIES - ELECTRICITY	38,999	77,939	41,733	90,000	60,000	(30,000)
46	UTILITIES - STREETLIGHTS	149,096	116,218	96,948	150,000	115,000	(35,000)
47	UTILITIES - WATER/SEWER	3,428	9,475	4,556	25,000	11,000	(14,000)
48	UTILITIES - RECLAIMED WATER	24,065	-	-	-	-	-
49	UTILITIES - SOLID WASTE ASSESSMENT					1,500	1,500
50	UTILITIES - SOLID WASTE REMOVAL	960	1,211	2,215	1,716	2,500	784
51	TOTAL UTILITIES	216,548	204,843	145,451	266,716	190,000	(76,716)
52							
53	SECURITY:						
54	SECURITY MONITORING SERVICES	16,448	2,349		-	-	-
55	SECURITY REPAIRS & MAINTENANCE	10,706	5,065	1,468	7,600	7,500	(100)
56	TOTAL SECURITY	27,154	7,414	1,468	7,600	7,500	(100)
57							
58	COMMUNITY MAINTENANCE						
59	FIELD SERVICES	4,167	5,000	3,788	5,051	5,051	-
60	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	1,614	600	3,011	3,500	4,000	500
61	AQUATIC MAINTENANCE	30,120	28,366	24,600	29,520	29,520	-
62	MITIGATION AREA MONITORING & MAINTENANCE	1,100	650	-	3,100	3,100	-
63	AQUATIC PLANT REPLACEMENT		1,950	-	2,500	2,750	250
64	STORMWATER SYSTEM MAINTENANCE	76		-	500	-	(500)
65	MIDGE FLY TREATMENTS			-	-	-	-
66	FISH STOCKING	6,006	1,445	3,506	11,100	11,100	-
67	LAKE & POND MAINTENANCE	-	-	-	2,000	20,000	18,000
68	ENTRY & WALLS MAINTENANCE	5,535	3,994	-	5,500	5,500	-
69	LANDSCAPE MAINTENANCE - CONTRACT	153,887	176,825	123,075	183,982	172,305	(11,677)
70	LANDSCAPE REPLACEMENT MULCH	25,500	56,325	61,250	70,000	70,000	-
71	LANDSCAPE REPALCEMENT ANNUALS	5,999	22,180	21,816	24,000	29,000	5,000
72	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	20,143	34,405	51,992	45,000	45,000	-
73	TREE TRIMMING & MAINTENANCE			675	16,000	16,000	-
74	OTHER LANDSCAPE -FIRE ANT TREAT	16,036		4,475	4,500	4,500	-
75	IRRIGATION REPAIRS & MAINTENANCE	8,752	11,528	6,146	6,000	12,000	6,000
76	DECORATIVE LIGHT MAINTENANCE	9,050	8,900	4,000	9,050	9,050	-
77	PRESSURE WASHING		21,664	450	30,000	35,000	5,000
78	VOLUNTEER SUPPLIES					2,000	2,000
79	FIELD CONTINGENCY	27,764		2,424	22,931	40,000	17,069
80	TOTAL COMMUNITY MAINTENANCE	315,749	373,832	311,207	474,234	515,876	41,642
81							
82	ROAD & STREET FACILITIES						
83	SIDEWALK REPAIR & MAINTENANCE	4,000			1,000	1,000	-
84	ROADWAY REPAIR & MAINTENANCE	5,400	53		1,000	1,000	-
85	SIGNAGE REPAIR & REPLACEMENT	3,696	8,600	66	5,000	5,000	-
86	TOTAL ROAD & STREET FACILITIES	13,096	8,653	66	7,000	7,000	-

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

		FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-6/2023)	FY 2023 AMENDED	FY 2024 ADOPTED	VARIANCE FY2023-FY2024
87							
88	AMENITY MAINTENANCE						
89	CLUBHOUSE MANAGEMENT	101,985	112,199	74,475	126,928	129,857	2,929
90	POOL MAINTENANCE - CONTRACT	15,597		18,520	27,780	28,608	828
91	DOG WASTE STATION SUPPLIES	3,564	470	1,102	5,460	5,460	-
92	AMENITY MAINTENANCE & REPAIR	6,030	18,924	9,199	21,000	21,000	-
93	OFFICE SUPPLIES	296	1,421	247	500	1,200	700
94	FURNITURE REPAIR/REPLACEMENT		1,827	-	1,500	1,750	250
95	CLUBHOUSE CLEANING	232		-			
96	POOL REPAIRS	12,960	2,491	1,724	1,500	2,000	500
97	POOL PERMITS	560	611	561	1,000	1,000	-
98	COMMUNICATIONS (TEL, FAX, INTERNET)	6,536	3,594	2,553	5,000	5,000	-
99	FACILITY A/C & HEATING MAINTENANCE & REPAIRS			280	2,000	2,000	-
100	COMPUTER SUPPORT MAINTENANCE & REPAIR	126		721	1,000	1,000	-
101	PARK & PLAYGROUND MAINTENANCE & REPAIRS	3,570	4,790	1,795	6,000	6,600	600
102	PEST CONTROL	2,350	1,200	900	2,460	2,460	-
103	CLUBHOUSE JANITORIAL SUPPLIES	3,456		181	2,500	3,000	500
104	TOTAL AMENITY MAINTENANCE	157,261	147,525	112,258	204,628	210,935	6,307
105							-
106	PROJECT BUDGET						
107	CAPITAL IMPROVEMENT PLAN (CIP)	14,603	23,082	-	-	116,042	116,042
108	TOTAL PROJECT BUDGET	14,603	23,082	-	-	116,042	116,042
109							
110	TOTAL EXPENDITURES	908,252	931,139	680,188	1,117,666	1,212,116	94,450
111							
112	OTHER FINANCING SOURCES & USES						
113	TRANSFER TO RESERVES		253,031	95,544	50,000	-	(50,000)
114	COUNTY COLLECTION COSTS					25,790	25,790
115	EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES	\$ (7,956)	\$ 144,349	\$ 403,521	\$ -	\$ -	\$ 51,578
116							
117	FUND BALANCE						
118	FUND BALANCE - BEGINNING (FY2022 AUDITED)	336,494	328,538	472,887	472,887	472,887	-
119	NET CHANGE IN FUND BALANCE	(7,956)	144,349	403,521	-	-	51,578
120	FUND BALANCE - ENDING (FY2022 AUDITED)	\$ 328,538	\$ 472,887	\$ 876,408	\$ 472,887	\$ 472,887	\$ 51,578
121							
122	ANALYSIS OF FUND BALANCE						
123	ASSIGNED FOR OPERATING CAPITAL - 3 MONTHS	227,063	232,785	170,047	279,416	303,029	23,613
124	UNASSIGNED	101,475	240,102	706,361	193,471	169,858	(23,613)
125	FUND BALANCE - ENDING	\$ 328,538	\$ 472,887	\$ 876,408	\$ 472,887	\$ 472,887	\$ -

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

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 YTD (10/2022-6/2023)	FY 2023 AMENDED	FY 2024 ADOPTED	VARIANCE FY23 TO FY24
REVENUES						
ASSESSMENTS LEVIED	\$ 240,550		\$ 223,084	\$ 222,628	\$ 319,149	\$ 96,521
EARLY PAYMENT DISCOUNT					(12,766)	
EXCESS FEES	804					
INTEREST & MISCELLANEOUS	19		21,030	1,000	-	(1,000)
TOTAL REVENUES	241,372	-	244,114	223,628	306,383	95,521
EXPENDITURES						
CAPITAL IMPROVEMENT PLAN	14,610		143,708	92,276		
CONTINGENCY			13,759	9,228		
TOTAL EXPENDITURES	14,610	-	157,467	101,504	-	-
OTHER FINANCING SOURCES & USES						
COUNTY COLLECTION COSTS					(6,383)	(6,383)
TRANSFER IN FROM GENERAL FUND		236,580	95,544	50,000		(50,000)
TOTAL OTHER FINANCING SOURCES & USES	-	236,580	95,544	50,000	(6,383)	(56,383)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 226,762	\$ 236,580	\$ 182,191	\$ 172,124	\$ 300,000	\$ 39,138
FUND BALANCE						
FUND BALANCE - BEGINNING (FY2022 AUDITED)	443,490	670,253	906,833	906,833	1,078,957	
NET CHANGE IN FUND BALANCE	226,762	236,580	182,191	172,124	300,000	39,138
FUND BALANCE - ENDING (FY2022 AUDITED)	\$ 670,252	\$ 906,833	\$ 1,089,024	\$ 1,078,957	\$ 1,378,957	\$ 39,138

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

Line #	Priority (1-5)	Description	Budgeted
1	FY 2023 Project(s)		
2		Pool Furniture (Reserve Study-2026)	20,000
3		Pool Project	70,000
4		Fencing	64,388
5		Landscape Reinvestment Projects-2023	-
6		LLR Blvd Island 1 (Option 1)	30,650
7		LLR Blvd Island 2 (Option 3)	21,626
8	FY 2024 Project(s)		
9		Pool Resurfacing	59,297
10		Pool Furniture	11,745
11		Lakeside Drainage	30,000
12		Utility Vehicle	15,000
FY24 Planned Capital Projects			<u>116,042</u>
Total Planned Capital Projects			<u>\$322,705.77</u>

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

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

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

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
24	INSURANCE			
25	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	Florida Insurance Alliance (FIA)	27,153.60	The District will incur expenditures for public officials and General Liability insurance
26	TOTAL INSURANCE		27,153.60	
27	UTILITIES			
28	UTILITIES - ELECTRICITY	DUKE ENERGY	60,000.00	
29	UTILITIES - STREETLIGHTS	DUKE ENERGY	115,000.00	
30	UTILITIES - WATER/SEWER	PASCO COUNTY UTILITIES	11,000.00	Water and sewer services for 0 Community Center and 18981 Long Lake Ranch Blvd. (Estimates for Utilities are up 15%)
31	UTILITIES - SOLID WASTE ASSESSMENT	COUNTY SANITATION	1,500.00	
32	UTILITIES - SOLID WASTE REMOVAL	COUNTY SANITATION	2,500.00	Solid waste disposal services
33	TOTAL UTILITIES		190,000.00	
34	SECURITY			
35	SECURITY MONITORING SERVICES		-	Removed
36	SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT REPAIRS & MAINT, ACCESS CARDS)		7,500.00	VARIOUS REPAIRS & MAINTENANCE TO THE EXISTING HARDWARE INFRASTRUCTURE
37	TOTAL SECURITY		7,500.00	
38	PHYSICAL ENVIRONMENT			
39	FIELD SERVICES	VESTA	5,050.50	Services include oversight of field services maintenance, including managing vendor contracts relating to District facilities and landscape/irrigation maintenance (Vesta proposed CPI increase of 5% for Field Services)
40	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	LAKE DOCTORS	4,000.00	Equipment under agreement is (1) Vertex fountain at Borrow Lake, (1) at Pond 20, (1) at Pond 30, & (2) at Big Lake. Includes inspection of moving parts, wear and tear, filter cleaning and nozzle cleaning - \$1,920. Added additional for parts for repair if needed
41	AQUATIC MAINTENANCE	GHS ENVIRONMENTAL	29,520.00	Aquatic weed control in the 26 ponds/floodplain areas
42	MITIGATION AREA MONITORING & MAINTENANCE		3,100.00	Mitigation Maintenance & Compliance Monitoring
43	AQUATIC PLANT REPLACEMENT	GHS ENVIRONMENTAL	2,750.00	Plantings to increase the overall health of the pond while also providing for erosion stabilization
44	STORMWATER SYSTEM MAINTENANCE	MISCELLANEOUS	-	
45	MIDGE FLY TREATMENTS	GHS ENVIRONMENTAL	-	
46	FISH STOCKING	GHS ENVIRONMENTAL	11,100.00	MOSQUITO FISH STOCKING
47	LAKE & POND MAINTENANCE	MISCELLANEOUS	20,000.00	
48	ENTRY & WALLS MAINTENANCE	MISCELLANEOUS	5,500.00	

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

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
49	LANDSCAPE MAINTENANCE - CONTRACT	RED TREE	172,305.00	
50	LANDSCAPE REPLACEMENT MULCH	RED TREE	70,000.00	MULCH - \$30,000 PER APPLICATION FOR 800 CY. ADDITIONAL MULCH NEEDS INCREASED BY 700 CY
51	LANDSCAPE REPLACEMENT ANNUALS	RED TREE	29,000.00	
52	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	RED TREE	45,000.00	ADDITIONAL AMOUNTS APPROPRIATED FOR THE REPLACEMENT OF PLANT ASSETS
53	TREE TRIMMING & MAINTENANCE	RED TREE	16,000.00	ANNUAL TREE TRIMMING AND MAINTENANCE
54	OTHER LANDSCAPE-FIRE ANT TREAT	RED TREE	4,500.00	AS NEEDED FOR THE TREATMENT OF FIRE ANTS
55	SECURITY REPAIRS & MAINTENANCE	RED TREE	12,000.00	ESTIMATED FOR PARTS & LABOR TO REPAIR THE IRRIGATION SYSTEM
56	DECORATIVE LIGHT MAINTENANCE	TBD	9,050.00	HOLIDAY LIGHTING FOR 12 ENTRY MONUMENTS
57	VOLUNTEER SUPPLIES		2,000.00	
58	FIELD CONTINGENCY	CONTINGENCY	40,000.00	FOR MISCELLANEOUS UNBUDGETED EXPENSES
59	TOTAL PHYSICAL ENVIROMENT		480,875.50	
60	ROAD & STREET FACILITIES			
61	SIDEWALK REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY SIDEWALK RELATED ISSUES
62	ROADWAY REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY ROADWAY ISSUES
63	SIGNAGE REPAIR & REPLACEMENT	MISCELLANEOUS	5,000.00	REPAIRS FOR ANY STREET SIGNS
64	TOTAL ROAD & STREET FACILITIES		7,000.00	
65	PARKS AND RECREATION			
66	CLUBHOUSE MANAGEMENT	VESTA	129,856.73	Clubhouse Manager= \$76,256.73, facility attendant/janitorial= \$16,640, facility maintenance \$28,080, Summer FA/Pool Monitor \$7,280, \$1,600 for additional pool attendant hours
67	POOL MAINTENANCE - CONTRACT	VESTA	28,608.00	SERVICE TO BE PERFORMED 3X WEEKLY FOR 2 POOLS, ALL CHEMICALS ARE INCLUDED. INCLUDED IN THE VESTA CONTRACT
68	DOG WASTE STATION SUPPLIES	VESTA	5,460.00	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners.
69	MAINTENANCE REPAIR	MISCELLANEOUS	21,000.00	As needed for the repair & maintenance
70	OFFICE SUPPLIES	MISCELLANEOUS	1,200.00	Office Supplies for the facility
71	FURNITURE REPAIR/REPLACEMENT	MISCELLANEOUS	1,750.00	AS NEEDED FOR FURNITURE REPAIR & MAINTENANCE
72	POOL MAINTENANCE & REPAIRS	VESTA	2,000.00	ADDITIONAL SERVICE REPAIRS FOR THE POOLS
73	POOL PERMIT	STATE OF FLORIDA DEPARTMENT OF HEALTH	1,000.00	ESTIMATED

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

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
74	COMMUNICATIONS (TEL, CELL, INT)	FRONTIER	5,000.00	Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Liong Lake Blvd.
75	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	AS NEEDED	2,000.00	As needed for repairs to HVAC system
76	COMPUTER SUPPORT MAINTENANCE & REPAIR	AS NEEDED	1,000.00	As needed repairs for the repairs of the computer system
77	PARK & PLAYGROUND MATINENANCE & REPAIRS	AS NEEDED	6,600.00	As needed for repairs to the athletic park
78	PEST CONTROL		2,460.00	Pursuant to contract for pest control services
79	CLUBHOUSE JANITORIAL SUPPLIES		3,000.00	
80	TOTAL PARKS AND RECREATION		210,934.73	
81	PROJECT BUDGET			
82	PRESSURE WASHING		35,000.00	
83	CAPITAL IMPROVEMENT PLAN (CIP)		116,042.00	
84	TOTAL PROJECT BUDGET		151,042.00	

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

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

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

GROSS CAPITAL RESERVE FUND: \$319,148.94

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

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

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

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

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

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

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

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

FY 2021 TO FY 2022 VARIANCE

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

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

FY 2022 TO FY 2023 VARIANCE

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

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

FY 2023 TO FY 2024 VARIANCE

PHASES 1 & 2	FY 2023 O&M	FY 2024 O&M	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,309.19	\$1,362.03	\$52.84	4.0%
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%
PHASE 3				
TOWNHOME/ATTACHED	\$1,309.19	\$1,362.03	\$52.84	4.0%
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%
PHASE 4				
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%

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

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

	Chart of Accounts	Series 2014A-1	Series 2015A-1	Series 2016	FY 2022-2023 Budget
1	REVENUES				
2	NET SPECIAL ASSESSMENTS ⁽¹⁾	\$ 318,750	\$ 235,938	\$ 191,881	\$ 746,569
3					
4	TOTAL REVENUES	318,750	235,938	191,881	746,569
5					
6	EXPENDITURES				
7	DEBT SERVICE REQUIREMENT				
8	5/1/2024				
9	INTEREST	113,081	86,319	61,800	261,200
10	PRINCIPAL	90,000	65,000	65,000	220,000
11	11/1/2024				
12	INTEREST	110,550	84,369	60,500	255,419
13					
14	TOTAL EXPENDITURES	313,631	235,688	187,300	736,619
15					
16	EXCESS OF REVENUES OVER EXPENDITURES	\$ 5,119	\$ 250	\$ 4,581	\$ 9,950

Net Debt Service Assessments	\$ 746,568.75
Pasco County Collection Costs (2%) and Early Payment Discounts (4%)	\$ 47,653.32
Gross Debt Service Assessments	\$ 794,222.07

⁽¹⁾ Maximum Annual Debt Service (MADS) less any prepaid assessments received.

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
11/1/2023						3,775,000
5/1/2024	90,000	5.625%	113,081	203,081		3,685,000
11/1/2024	-	6.000%	110,550	110,550	313,631	3,685,000
5/1/2025	100,000	6.000%	110,550	210,550		3,585,000
11/1/2025	-	6.000%	107,550	107,550	318,100	3,585,000
5/1/2026	105,000	6.000%	107,550	212,550		3,480,000
11/1/2026	-	6.000%	104,400	104,400	316,950	3,480,000
5/1/2027	110,000	6.000%	104,400	214,400		3,370,000
11/1/2027	-	6.000%	101,100	101,100	315,500	3,370,000
5/1/2028	115,000	6.000%	101,100	216,100		3,255,000
11/1/2028	-	6.000%	97,650	97,650	313,750	3,255,000
5/1/2029	125,000	6.000%	97,650	222,650		3,130,000
11/1/2029	-	6.000%	93,900	93,900	316,550	3,130,000
5/1/2030	135,000	6.000%	93,900	228,900		2,995,000
11/1/2030	-	6.000%	89,850	89,850	318,750	2,995,000
5/1/2031	140,000	6.000%	89,850	229,850		2,855,000
11/1/2031	-	6.000%	85,650	85,650	315,500	2,855,000
5/1/2032	150,000	6.000%	85,650	235,650		2,705,000
11/1/2032	-	6.000%	81,150	81,150	316,800	2,705,000
5/1/2033	160,000	6.000%	81,150	241,150		2,545,000
11/1/2033	-	6.000%	76,350	76,350	317,500	2,545,000
5/1/2034	170,000	6.000%	76,350	246,350		2,375,000
11/1/2034	-	6.000%	71,250	71,250	317,600	2,375,000
5/1/2035	180,000	6.000%	71,250	251,250		2,195,000
11/1/2035	-	6.000%	65,850	65,850	317,100	2,195,000
5/1/2036	190,000	6.000%	65,850	255,850		2,005,000
11/1/2036	-	6.000%	60,150	60,150	316,000	2,005,000
5/1/2037	200,000	6.000%	60,150	260,150		1,805,000
11/1/2037	-	6.000%	54,150	54,150	314,300	1,805,000
5/1/2038	215,000	6.000%	54,150	269,150		1,590,000
11/1/2038	-	6.000%	47,700	47,700	316,850	1,590,000
5/1/2039	230,000	6.000%	47,700	277,700		1,360,000
11/1/2039	-	6.000%	40,800	40,800	318,500	1,360,000
5/1/2040	240,000	6.000%	40,800	280,800		1,120,000
11/1/2040	-	6.000%	33,600	33,600	314,400	1,120,000
5/1/2041	255,000	6.000%	33,600	288,600		865,000
11/1/2041	-	6.000%	25,950	25,950	314,550	865,000
5/1/2042	270,000	6.000%	25,950	295,950		595,000
11/1/2042	-	6.000%	17,850	17,850	313,800	595,000
5/1/2043	290,000	6.000%	17,850	307,850		305,000
11/1/2043	-	6.000%	9,150	9,150	317,000	305,000
5/1/2044	305,000	6.000%	9,150	314,150	314,150	-
Total	\$3,775,000		\$ 2,862,281	\$ 6,637,281	\$ 6,637,281	

Max Annual DS: 318,750

Footnote:

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

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

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

Max Annual DS: 235,938

Footnote:
SECURITY REPAIRS & MAINTENANCE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						2,725,000
5/1/2023	65,000	4.000%	63,100	128,100		2,660,000
11/1/2023	-	4.000%	61,800	61,800	189,900	2,660,000
5/1/2024	65,000	4.000%	61,800	126,800		2,595,000
11/1/2024	-	4.000%	60,500	60,500	187,300	2,595,000
5/1/2025	70,000	4.000%	60,500	130,500		2,525,000
11/1/2025	-	4.000%	59,100	59,100	189,600	2,525,000
5/1/2026	75,000	4.000%	59,100	134,100		2,450,000
11/1/2026	-	4.625%	57,600	57,600	191,700	2,450,000
5/1/2027	75,000	4.625%	57,600	132,600		2,375,000
11/1/2027	-	4.625%	55,866	55,866	188,466	2,375,000
5/1/2028	80,000	4.625%	55,866	135,866		2,295,000
11/1/2028	-	4.625%	54,016	54,016	189,881	2,295,000
5/1/2029	85,000	4.625%	54,016	139,016		2,210,000
11/1/2029	-	4.625%	52,050	52,050	191,066	2,210,000
5/1/2030	85,000	4.625%	52,050	137,050		2,125,000
11/1/2030	-	4.625%	50,084	50,084	187,134	2,125,000
5/1/2031	90,000	4.625%	50,084	140,084		2,035,000
11/1/2031	-	4.625%	48,003	48,003	188,088	2,035,000
5/1/2032	95,000	4.625%	48,003	143,003		1,940,000
11/1/2032	-	4.625%	45,806	45,806	188,809	1,940,000
5/1/2033	100,000	4.625%	45,806	145,806		1,840,000
11/1/2033	-	4.625%	43,494	43,494	189,300	1,840,000
5/1/2034	105,000	4.625%	43,494	148,494		1,735,000
11/1/2034	-	4.625%	41,066	41,066	189,559	1,735,000
5/1/2035	110,000	4.625%	41,066	151,066		1,625,000
11/1/2035	-	4.625%	38,522	38,522	189,588	1,625,000
5/1/2036	115,000	4.625%	38,522	153,522		1,510,000
11/1/2036	-	4.750%	35,863	35,863	189,384	1,510,000
5/1/2037	120,000	4.750%	35,863	155,863		1,390,000
11/1/2037	-	4.750%	33,013	33,013	188,875	1,390,000
5/1/2038	125,000	4.750%	33,013	158,013		1,265,000
11/1/2038	-	4.750%	30,044	30,044	188,056	1,265,000
5/1/2039	135,000	4.750%	30,044	165,044		1,130,000
11/1/2039	-	4.750%	26,838	26,838	191,881	1,130,000
5/1/2040	140,000	4.750%	26,838	166,838		990,000
11/1/2040	-	4.750%	23,513	23,513	190,350	990,000
5/1/2041	145,000	4.750%	23,513	168,513		845,000
11/1/2041	-	4.750%	20,069	20,069	188,581	845,000
5/1/2042	155,000	4.750%	20,069	175,069		690,000
11/1/2042	-	4.750%	16,388	16,388	191,456	690,000
5/1/2043	160,000	4.750%	16,388	176,388		530,000
11/1/2043	-	4.750%	12,588	12,588	188,975	530,000
5/1/2044	170,000	4.750%	12,588	182,588		360,000
11/1/2044	-	4.750%	8,550	8,550	191,138	360,000
5/1/2045	175,000	4.750%	8,550	183,550	183,550	185,000
11/1/2045	-	4.750%	4,394	4,394	4,394	185,000
5/1/2046	185,000	4.750%	4,394	189,394	189,394	-
Total	\$ 2,725,000		\$ 1,821,425	\$ 4,546,425	\$ 4,546,425	

Max Annual DS: 191,881

Footnote:

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

EXHIBIT 3

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Long Lake Ranch Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Long Lake Ranch Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$2,402,856.36 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$1,289,485.35</u>
CAPITAL RESERVE FUND	<u>\$319,148.94</u>
DEBT SERVICE FUND (SERIES 2014A-1)	<u>\$339,095.74</u>
DEBT SERVICE FUND (SERIES 2015A-1)	<u>\$250,997.34</u>
DEBT SERVICE FUND (SERIES 2016)	<u>\$204,128.99</u>
TOTAL ALL FUNDS	<u>\$2,402,856.36</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF AUGUST 2022.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2023/2024 Budget

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

	FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-6/2023)	FY 2023 AMENDED	FY 2024 ADOPTED	VARIANCE FY2023-FY2024
REVENUE						
ASSESSMENTS LEVIED:						
ASSESSMENTS LEVIED:	\$ 886,586	\$ 1,282,844	\$ 1,168,339	\$ 1,165,951	\$ 1,289,485	\$ 123,534
EARLY PAYMENT DISCOUNT					(51,579)	
EXCESS FEES	2,940	4,957				
ADDITIONAL REVENUE:						
TENNIS	1,257	944	1,080	1,440		(1,440)
ROOM RENTALS	335	2,710	785	150		(150)
INTEREST	350	260		125		(125)
ADVERTISEMENT RENTAL			8,000	-	-	
MISC. REVENUE	8,829	36,804	1,050	-	-	-
TOTAL REVENUE	900,296	1,328,519	1,179,253	1,167,666	1,237,906	121,819
EXPENDITURES						
ADMINISTRATIVE:						
SUPERVISORS - REGULAR MEETINGS	9,139	9,585	4,600	10,000	9,600	(400)
SUPERVISORS - WORKSHOPS			1,200	2,000	800	(1,200)
PAYROLL TAXES (BOS)	459	750	444	734	734	-
PAYROLL SERVICES FEES	398	678	504	600	600	-
DISTRICT MANAGEMENT	17,458	18,448	14,954	20,000	20,000	-
ADMINISTRATIVE	6,171	3,962	8,250	11,000	11,000	-
ACCOUNTING	19,533	17,500	8,250	11,000	11,000	-
ASSESSMENT ROLL PREPERATION	8,933	3,667	3,750	5,000	5,000	-
MEETING OVERAGES	-	648	-	-	-	-
DISTRICT COUNSEL	44,218	53,644	23,854	32,000	35,000	3,000
DISTRICT ENGINEER	9,275	13,521	4,535	13,500	14,000	500
ARBITRAGE REBATE CALCULATION	1,800	1,150	500	650	1,500	850
TRUSTEE FEES	10,843	11,701	8,081	15,701	15,701	-
BANK FEES	415	-	53	150	150	-
DISSEMINATION AGENT	3,333	4,000	3,000	3,000	3,000	-
AUDITING	5,978	3,850	3,950	6,000	6,000	-
REGULATORY PERMITS AND FEES	275	175	175	175	175	-
PROPERTY TAXES	578	676	375	250	250	-
SALES TAX			609			
LEGAL ADVERTISING	3,171	807	552	1,500	1,500	-
WEBSITE HOSTING	2,391	2,164	1,538	1,600	1,600	-
MISC. SERVICE	1,247			-	-	-
TOTAL ADMINISTRATIVE	145,616	146,925	89,173	134,860	137,610	2,750
INSURANCE:						
PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	18,226	18,865	20,564	22,628	27,154	4,526
TOTAL INSURANCE	18,226	18,865	20,564	22,628	27,154	4,526

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

		FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-6/2023)	FY 2023 AMENDED	FY 2024 ADOPTED	VARIANCE FY2023-FY2024
43							
44	UTILITIES:						
45	UTILITIES - ELECTRICITY	38,999	77,939	41,733	90,000	60,000	(30,000)
46	UTILITIES - STREETLIGHTS	149,096	116,218	96,948	150,000	115,000	(35,000)
47	UTILITIES - WATER/SEWER	3,428	9,475	4,556	25,000	11,000	(14,000)
48	UTILITIES - RECLAIMED WATER	24,065	-	-	-	-	-
49	UTILITIES - SOLID WASTE ASSESSMENT					1,500	1,500
50	UTILITIES - SOLID WASTE REMOVAL	960	1,211	2,215	1,716	2,500	784
51	TOTAL UTILITIES	216,548	204,843	145,451	266,716	190,000	(76,716)
52							
53	SECURITY:						
54	SECURITY MONITORING SERVICES	16,448	2,349		-	-	-
55	SECURITY REPAIRS & MAINTENANCE	10,706	5,065	1,468	7,600	7,500	(100)
56	TOTAL SECURITY	27,154	7,414	1,468	7,600	7,500	(100)
57							
58	COMMUNITY MAINTENANCE						
59	FIELD SERVICES	4,167	5,000	3,788	5,051	5,051	-
60	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	1,614	600	3,011	3,500	4,000	500
61	AQUATIC MAINTENANCE	30,120	28,366	24,600	29,520	29,520	-
62	MITIGATION AREA MONITORING & MAINTENANCE	1,100	650	-	3,100	3,100	-
63	AQUATIC PLANT REPLACEMENT		1,950	-	2,500	2,750	250
64	STORMWATER SYSTEM MAINTENANCE	76		-	500	-	(500)
65	MIDGE FLY TREATMENTS			-	-	-	-
66	FISH STOCKING	6,006	1,445	3,506	11,100	11,100	-
67	LAKE & POND MAINTENANCE	-	-	-	2,000	20,000	18,000
68	ENTRY & WALLS MAINTENANCE	5,535	3,994	-	5,500	5,500	-
69	LANDSCAPE MAINTENANCE - CONTRACT	153,887	176,825	123,075	183,982	172,305	(11,677)
70	LANDSCAPE REPLACEMENT MULCH	25,500	56,325	61,250	70,000	70,000	-
71	LANDSCAPE REPALCEMENT ANNUALS	5,999	22,180	21,816	24,000	29,000	5,000
72	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	20,143	34,405	51,992	45,000	45,000	-
73	TREE TRIMMING & MAINTENANCE			675	16,000	16,000	-
74	OTHER LANDSCAPE -FIRE ANT TREAT	16,036		4,475	4,500	4,500	-
75	IRRIGATION REPAIRS & MAINTENANCE	8,752	11,528	6,146	6,000	12,000	6,000
76	DECORATIVE LIGHT MAINTENANCE	9,050	8,900	4,000	9,050	9,050	-
77	PRESSURE WASHING		21,664	450	30,000	35,000	5,000
78	VOLUNTEER SUPPLIES					2,000	2,000
79	FIELD CONTINGENCY	27,764		2,424	22,931	40,000	17,069
80	TOTAL COMMUNITY MAINTENANCE	315,749	373,832	311,207	474,234	515,876	41,642
81							
82	ROAD & STREET FACILITIES						
83	SIDEWALK REPAIR & MAINTENANCE	4,000			1,000	1,000	-
84	ROADWAY REPAIR & MAINTENANCE	5,400	53		1,000	1,000	-
85	SIGNAGE REPAIR & REPLACEMENT	3,696	8,600	66	5,000	5,000	-
86	TOTAL ROAD & STREET FACILITIES	13,096	8,653	66	7,000	7,000	-

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

		FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-6/2023)	FY 2023 AMENDED	FY 2024 ADOPTED	VARIANCE FY2023-FY2024
87							
88	AMENITY MAINTENANCE						
89	CLUBHOUSE MANAGEMENT	101,985	112,199	74,475	126,928	129,857	2,929
90	POOL MAINTENANCE - CONTRACT	15,597		18,520	27,780	28,608	828
91	DOG WASTE STATION SUPPLIES	3,564	470	1,102	5,460	5,460	-
92	AMENITY MAINTENANCE & REPAIR	6,030	18,924	9,199	21,000	21,000	-
93	OFFICE SUPPLIES	296	1,421	247	500	1,200	700
94	FURNITURE REPAIR/REPLACEMENT		1,827	-	1,500	1,750	250
95	CLUBHOUSE CLEANING	232		-			
96	POOL REPAIRS	12,960	2,491	1,724	1,500	2,000	500
97	POOL PERMITS	560	611	561	1,000	1,000	-
98	COMMUNICATIONS (TEL, FAX, INTERNET)	6,536	3,594	2,553	5,000	5,000	-
99	FACILITY A/C & HEATING MAINTENANCE & REPAIRS			280	2,000	2,000	-
100	COMPUTER SUPPORT MAINTENANCE & REPAIR	126		721	1,000	1,000	-
101	PARK & PLAYGROUND MAINTENANCE & REPAIRS	3,570	4,790	1,795	6,000	6,600	600
102	PEST CONTROL	2,350	1,200	900	2,460	2,460	-
103	CLUBHOUSE JANITORIAL SUPPLIES	3,456		181	2,500	3,000	500
104	TOTAL AMENITY MAINTENANCE	157,261	147,525	112,258	204,628	210,935	6,307
105							-
106	PROJECT BUDGET						
107	CAPITAL IMPROVEMENT PLAN (CIP)	14,603	23,082	-	-	116,042	116,042
108	TOTAL PROJECT BUDGET	14,603	23,082	-	-	116,042	116,042
109							
110	TOTAL EXPENDITURES	908,252	931,139	680,188	1,117,666	1,212,116	94,450
111							
112	OTHER FINANCING SOURCES & USES						
113	TRANSFER TO RESERVES		253,031	95,544	50,000	-	(50,000)
114	COUNTY COLLECTION COSTS					25,790	25,790
115	EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES	\$ (7,956)	\$ 144,349	\$ 403,521	\$ -	\$ -	\$ 51,578
116							
117	FUND BALANCE						
118	FUND BALANCE - BEGINNING (FY2022 AUDITED)	336,494	328,538	472,887	472,887	472,887	-
119	NET CHANGE IN FUND BALANCE	(7,956)	144,349	403,521	-	-	51,578
120	FUND BALANCE - ENDING (FY2022 AUDITED)	\$ 328,538	\$ 472,887	\$ 876,408	\$ 472,887	\$ 472,887	\$ 51,578
121							
122	ANALYSIS OF FUND BALANCE						
123	ASSIGNED FOR OPERATING CAPITAL - 3 MONTHS	227,063	232,785	170,047	279,416	303,029	23,613
124	UNASSIGNED	101,475	240,102	706,361	193,471	169,858	(23,613)
125	FUND BALANCE - ENDING	\$ 328,538	\$ 472,887	\$ 876,408	\$ 472,887	\$ 472,887	\$ -

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

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 YTD (10/2022-6/2023)	FY 2023 AMENDED	FY 2024 ADOPTED	VARIANCE FY23 TO FY24
REVENUES						
ASSESSMENTS LEVIED	\$ 240,550		\$ 223,084	\$ 222,628	\$ 319,149	\$ 96,521
EARLY PAYMENT DISCOUNT					(12,766)	
EXCESS FEES	804					
INTEREST & MISCELLANEOUS	19		21,030	1,000	-	(1,000)
TOTAL REVENUES	241,372	-	244,114	223,628	306,383	95,521
EXPENDITURES						
CAPITAL IMPROVEMENT PLAN	14,610		143,708	92,276		
CONTINGENCY			13,759	9,228		
TOTAL EXPENDITURES	14,610	-	157,467	101,504	-	-
OTHER FINANCING SOURCES & USES						
COUNTY COLLECTION COSTS					(6,383)	(6,383)
TRANSFER IN FROM GENERAL FUND		236,580	95,544	50,000		(50,000)
TOTAL OTHER FINANCING SOURCES & USES	-	236,580	95,544	50,000	(6,383)	(56,383)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 226,762	\$ 236,580	\$ 182,191	\$ 172,124	\$ 300,000	\$ 39,138
FUND BALANCE						
FUND BALANCE - BEGINNING (FY2022 AUDITED)	443,490	670,253	906,833	906,833	1,078,957	
NET CHANGE IN FUND BALANCE	226,762	236,580	182,191	172,124	300,000	39,138
FUND BALANCE - ENDING (FY2022 AUDITED)	\$ 670,252	\$ 906,833	\$ 1,089,024	\$ 1,078,957	\$ 1,378,957	\$ 39,138

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

Line #	Priority (1-5)	Description	Budgeted
1	FY 2023 Project(s)		
2		Pool Furniture (Reserve Study-2026)	20,000
3		Pool Project	70,000
4		Fencing	64,388
5		Landscape Reinvestment Projects-2023	-
6		LLR Blvd Island 1 (Option 1)	30,650
7		LLR Blvd Island 2 (Option 3)	21,626
8	FY 2024 Project(s)		
9		Pool Resurfacing	59,297
10		Pool Furniture	11,745
11		Lakeside Drainage	30,000
12		Utility Vehicle	15,000
FY24 Planned Capital Projects			<u>116,042</u>
Total Planned Capital Projects			<u>\$322,705.77</u>

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

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

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

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
24	INSURANCE			
25	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	Florida Insurance Alliance (FIA)	27,153.60	The District will incur expenditures for public officials and General Liability insurance
26	TOTAL INSURANCE		27,153.60	
27	UTILITIES			
28	UTILITIES - ELECTRICITY	DUKE ENERGY	60,000.00	
29	UTILITIES - STREETLIGHTS	DUKE ENERGY	115,000.00	
30	UTILITIES - WATER/SEWER	PASCO COUNTY UTILITIES	11,000.00	Water and sewer services for 0 Community Center and 18981 Long Lake Ranch Blvd. (Estimates for Utilities are up 15%)
31	UTILITIES - SOLID WASTE ASSESSMENT	COUNTY SANITATION	1,500.00	
32	UTILITIES - SOLID WASTE REMOVAL	COUNTY SANITATION	2,500.00	Solid waste disposal services
33	TOTAL UTILITIES		190,000.00	
34	SECURITY			
35	SECURITY MONITORING SERVICES		-	Removed
36	SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT REPAIRS & MAINT, ACCESS CARDS)		7,500.00	VARIOUS REPAIRS & MAINTENANCE TO THE EXISTING HARDWARE INFRASTRUCTURE
37	TOTAL SECURITY		7,500.00	
38	PHYSICAL ENVIRONMENT			
39	FIELD SERVICES	VESTA	5,050.50	Services include oversight of field services maintenance, including managing vendor contracts relating to District facilities and landscape/irrigation maintenance (Vesta proposed CPI increase of 5% for Field Services)
40	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	LAKE DOCTORS	4,000.00	Equipment under agreement is (1) Vertex fountain at Borrow Lake, (1) at Pond 20, (1) at Pond 30, & (2) at Big Lake. Includes inspection of moving parts, wear and tear, filter cleaning and nozzle cleaning - \$1,920. Added additional for parts for repair if needed
41	AQUATIC MAINTENANCE	GHS ENVIRONMENTAL	29,520.00	Aquatic weed control in the 26 ponds/floodplain areas
42	MITIGATION AREA MONITORING & MAINTENANCE		3,100.00	Mitigation Maintenance & Compliance Monitoring
43	AQUATIC PLANT REPLACEMENT	GHS ENVIRONMENTAL	2,750.00	Plantings to increase the overall health of the pond while also providing for erosion stabilization
44	STORMWATER SYSTEM MAINTENANCE	MISCELLANEOUS	-	
45	MIDGE FLY TREATMENTS	GHS ENVIRONMENTAL	-	
46	FISH STOCKING	GHS ENVIRONMENTAL	11,100.00	MOSQUITO FISH STOCKING
47	LAKE & POND MAINTENANCE	MISCELLANEOUS	20,000.00	
48	ENTRY & WALLS MAINTENANCE	MISCELLANEOUS	5,500.00	

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

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
49	LANDSCAPE MAINTENANCE - CONTRACT	RED TREE	172,305.00	
50	LANDSCAPE REPLACEMENT MULCH	RED TREE	70,000.00	MULCH - \$30,000 PER APPLICATION FOR 800 CY. ADDITIONAL MULCH NEEDS INCREASED BY 700 CY
51	LANDSCAPE REPLACEMENT ANNUALS	RED TREE	29,000.00	
52	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	RED TREE	45,000.00	ADDITIONAL AMOUNTS APPROPRIATED FOR THE REPLACEMENT OF PLANT ASSETS
53	TREE TRIMMING & MAINTENANCE	RED TREE	16,000.00	ANNUAL TREE TRIMMING AND MAINTENANCE
54	OTHER LANDSCAPE-FIRE ANT TREAT	RED TREE	4,500.00	AS NEEDED FOR THE TREATMENT OF FIRE ANTS
55	SECURITY REPAIRS & MAINTENANCE	RED TREE	12,000.00	ESTIMATED FOR PARTS & LABOR TO REPAIR THE IRRIGATION SYSTEM
56	DECORATIVE LIGHT MAINTENANCE	TBD	9,050.00	HOLIDAY LIGHTING FOR 12 ENTRY MONUMENTS
57	VOLUNTEER SUPPLIES		2,000.00	
58	FIELD CONTINGENCY	CONTINGENCY	40,000.00	FOR MISCELLANEOUS UNBUDGETED EXPENSES
59	TOTAL PHYSICAL ENVIROMENT		480,875.50	
60	ROAD & STREET FACILITIES			
61	SIDEWALK REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY SIDEWALK RELATED ISSUES
62	ROADWAY REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY ROADWAY ISSUES
63	SIGNAGE REPAIR & REPLACEMENT	MISCELLANEOUS	5,000.00	REPAIRS FOR ANY STREET SIGNS
64	TOTAL ROAD & STREET FACILITIES		7,000.00	
65	PARKS AND RECREATION			
66	CLUBHOUSE MANAGEMENT	VESTA	129,856.73	Clubhouse Manager= \$76,256.73, facility attendant/janitorial= \$16,640, facility maintenance \$28,080, Summer FA/Pool Monitor \$7,280, \$1,600 for additional pool attendant hours
67	POOL MAINTENANCE - CONTRACT	VESTA	28,608.00	SERVICE TO BE PERFORMED 3X WEEKLY FOR 2 POOLS, ALL CHEMICALS ARE INCLUDED. INCLUDED IN THE VESTA CONTRACT
68	DOG WASTE STATION SUPPLIES	VESTA	5,460.00	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners.
69	MAINTENANCE REPAIR	MISCELLANEOUS	21,000.00	As needed for the repair & maintenance
70	OFFICE SUPPLIES	MISCELLANEOUS	1,200.00	Office Supplies for the facility
71	FURNITURE REPAIR/REPLACEMENT	MISCELLANEOUS	1,750.00	AS NEEDED FOR FURNITURE REPAIR & MAINTENANCE
72	POOL MAINTENANCE & REPAIRS	VESTA	2,000.00	ADDITIONAL SERVICE REPAIRS FOR THE POOLS
73	POOL PERMIT	STATE OF FLORIDA DEPARTMENT OF HEALTH	1,000.00	ESTIMATED

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

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
74	COMMUNICATIONS (TEL, CELL, INT)	FRONTIER	5,000.00	Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Liong Lake Blvd.
75	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	AS NEEDED	2,000.00	As needed for repairs to HVAC system
76	COMPUTER SUPPORT MAINTENANCE & REPAIR	AS NEEDED	1,000.00	As needed repairs for the repairs of the computer system
77	PARK & PLAYGROUND MATINENANCE & REPAIRS	AS NEEDED	6,600.00	As needed for repairs to the athletic park
78	PEST CONTROL		2,460.00	Pursuant to contract for pest control services
79	CLUBHOUSE JANITORIAL SUPPLIES		3,000.00	
80	TOTAL PARKS AND RECREATION		210,934.73	
81	PROJECT BUDGET			
82	PRESSURE WASHING		35,000.00	
83	CAPITAL IMPROVEMENT PLAN (CIP)		116,042.00	
84	TOTAL PROJECT BUDGET		151,042.00	

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

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

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

GROSS CAPITAL RESERVE FUND: \$319,148.94

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

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

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

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

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

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

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

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

FY 2021 TO FY 2022 VARIANCE

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

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

FY 2022 TO FY 2023 VARIANCE

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

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

FY 2023 TO FY 2024 VARIANCE

PHASES 1 & 2	FY 2023 O&M	FY 2024 O&M	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,309.19	\$1,362.03	\$52.84	4.0%
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%
PHASE 3				
TOWNHOME/ATTACHED	\$1,309.19	\$1,362.03	\$52.84	4.0%
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%
PHASE 4				
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%

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

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

	Chart of Accounts	Series 2014A-1	Series 2015A-1	Series 2016	FY 2022-2023 Budget
1	REVENUES				
2	NET SPECIAL ASSESSMENTS ⁽¹⁾	\$ 318,750	\$ 235,938	\$ 191,881	\$ 746,569
3					
4	TOTAL REVENUES	318,750	235,938	191,881	746,569
5					
6	EXPENDITURES				
7	DEBT SERVICE REQUIREMENT				
8	5/1/2024				
9	INTEREST	113,081	86,319	61,800	261,200
10	PRINCIPAL	90,000	65,000	65,000	220,000
11	11/1/2024				
12	INTEREST	110,550	84,369	60,500	255,419
13					
14	TOTAL EXPENDITURES	313,631	235,688	187,300	736,619
15					
16	EXCESS OF REVENUES OVER EXPENDITURES	\$ 5,119	\$ 250	\$ 4,581	\$ 9,950

Net Debt Service Assessments	\$ 746,568.75
Pasco County Collection Costs (2%) and Early Payment Discounts (4%)	\$ 47,653.32
Gross Debt Service Assessments	\$ 794,222.07

⁽¹⁾ Maximum Annual Debt Service (MADS) less any prepaid assessments received.

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
11/1/2023						3,775,000
5/1/2024	90,000	5.625%	113,081	203,081		3,685,000
11/1/2024	-	6.000%	110,550	110,550	313,631	3,685,000
5/1/2025	100,000	6.000%	110,550	210,550		3,585,000
11/1/2025	-	6.000%	107,550	107,550	318,100	3,585,000
5/1/2026	105,000	6.000%	107,550	212,550		3,480,000
11/1/2026	-	6.000%	104,400	104,400	316,950	3,480,000
5/1/2027	110,000	6.000%	104,400	214,400		3,370,000
11/1/2027	-	6.000%	101,100	101,100	315,500	3,370,000
5/1/2028	115,000	6.000%	101,100	216,100		3,255,000
11/1/2028	-	6.000%	97,650	97,650	313,750	3,255,000
5/1/2029	125,000	6.000%	97,650	222,650		3,130,000
11/1/2029	-	6.000%	93,900	93,900	316,550	3,130,000
5/1/2030	135,000	6.000%	93,900	228,900		2,995,000
11/1/2030	-	6.000%	89,850	89,850	318,750	2,995,000
5/1/2031	140,000	6.000%	89,850	229,850		2,855,000
11/1/2031	-	6.000%	85,650	85,650	315,500	2,855,000
5/1/2032	150,000	6.000%	85,650	235,650		2,705,000
11/1/2032	-	6.000%	81,150	81,150	316,800	2,705,000
5/1/2033	160,000	6.000%	81,150	241,150		2,545,000
11/1/2033	-	6.000%	76,350	76,350	317,500	2,545,000
5/1/2034	170,000	6.000%	76,350	246,350		2,375,000
11/1/2034	-	6.000%	71,250	71,250	317,600	2,375,000
5/1/2035	180,000	6.000%	71,250	251,250		2,195,000
11/1/2035	-	6.000%	65,850	65,850	317,100	2,195,000
5/1/2036	190,000	6.000%	65,850	255,850		2,005,000
11/1/2036	-	6.000%	60,150	60,150	316,000	2,005,000
5/1/2037	200,000	6.000%	60,150	260,150		1,805,000
11/1/2037	-	6.000%	54,150	54,150	314,300	1,805,000
5/1/2038	215,000	6.000%	54,150	269,150		1,590,000
11/1/2038	-	6.000%	47,700	47,700	316,850	1,590,000
5/1/2039	230,000	6.000%	47,700	277,700		1,360,000
11/1/2039	-	6.000%	40,800	40,800	318,500	1,360,000
5/1/2040	240,000	6.000%	40,800	280,800		1,120,000
11/1/2040	-	6.000%	33,600	33,600	314,400	1,120,000
5/1/2041	255,000	6.000%	33,600	288,600		865,000
11/1/2041	-	6.000%	25,950	25,950	314,550	865,000
5/1/2042	270,000	6.000%	25,950	295,950		595,000
11/1/2042	-	6.000%	17,850	17,850	313,800	595,000
5/1/2043	290,000	6.000%	17,850	307,850		305,000
11/1/2043	-	6.000%	9,150	9,150	317,000	305,000
5/1/2044	305,000	6.000%	9,150	314,150	314,150	-
Total	\$3,775,000		\$ 2,862,281	\$ 6,637,281	\$ 6,637,281	

Max Annual DS: 318,750

Footnote:

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

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

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

Max Annual DS: 235,938

Footnote:

SECURITY REPAIRS & MAINTENANCE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						2,725,000
5/1/2023	65,000	4.000%	63,100	128,100		2,660,000
11/1/2023	-	4.000%	61,800	61,800	189,900	2,660,000
5/1/2024	65,000	4.000%	61,800	126,800		2,595,000
11/1/2024	-	4.000%	60,500	60,500	187,300	2,595,000
5/1/2025	70,000	4.000%	60,500	130,500		2,525,000
11/1/2025	-	4.000%	59,100	59,100	189,600	2,525,000
5/1/2026	75,000	4.000%	59,100	134,100		2,450,000
11/1/2026	-	4.625%	57,600	57,600	191,700	2,450,000
5/1/2027	75,000	4.625%	57,600	132,600		2,375,000
11/1/2027	-	4.625%	55,866	55,866	188,466	2,375,000
5/1/2028	80,000	4.625%	55,866	135,866		2,295,000
11/1/2028	-	4.625%	54,016	54,016	189,881	2,295,000
5/1/2029	85,000	4.625%	54,016	139,016		2,210,000
11/1/2029	-	4.625%	52,050	52,050	191,066	2,210,000
5/1/2030	85,000	4.625%	52,050	137,050		2,125,000
11/1/2030	-	4.625%	50,084	50,084	187,134	2,125,000
5/1/2031	90,000	4.625%	50,084	140,084		2,035,000
11/1/2031	-	4.625%	48,003	48,003	188,088	2,035,000
5/1/2032	95,000	4.625%	48,003	143,003		1,940,000
11/1/2032	-	4.625%	45,806	45,806	188,809	1,940,000
5/1/2033	100,000	4.625%	45,806	145,806		1,840,000
11/1/2033	-	4.625%	43,494	43,494	189,300	1,840,000
5/1/2034	105,000	4.625%	43,494	148,494		1,735,000
11/1/2034	-	4.625%	41,066	41,066	189,559	1,735,000
5/1/2035	110,000	4.625%	41,066	151,066		1,625,000
11/1/2035	-	4.625%	38,522	38,522	189,588	1,625,000
5/1/2036	115,000	4.625%	38,522	153,522		1,510,000
11/1/2036	-	4.750%	35,863	35,863	189,384	1,510,000
5/1/2037	120,000	4.750%	35,863	155,863		1,390,000
11/1/2037	-	4.750%	33,013	33,013	188,875	1,390,000
5/1/2038	125,000	4.750%	33,013	158,013		1,265,000
11/1/2038	-	4.750%	30,044	30,044	188,056	1,265,000
5/1/2039	135,000	4.750%	30,044	165,044		1,130,000
11/1/2039	-	4.750%	26,838	26,838	191,881	1,130,000
5/1/2040	140,000	4.750%	26,838	166,838		990,000
11/1/2040	-	4.750%	23,513	23,513	190,350	990,000
5/1/2041	145,000	4.750%	23,513	168,513		845,000
11/1/2041	-	4.750%	20,069	20,069	188,581	845,000
5/1/2042	155,000	4.750%	20,069	175,069		690,000
11/1/2042	-	4.750%	16,388	16,388	191,456	690,000
5/1/2043	160,000	4.750%	16,388	176,388		530,000
11/1/2043	-	4.750%	12,588	12,588	188,975	530,000
5/1/2044	170,000	4.750%	12,588	182,588		360,000
11/1/2044	-	4.750%	8,550	8,550	191,138	360,000
5/1/2045	175,000	4.750%	8,550	183,550	183,550	185,000
11/1/2045	-	4.750%	4,394	4,394	4,394	185,000
5/1/2046	185,000	4.750%	4,394	189,394	189,394	-
Total	\$ 2,725,000		\$ 1,821,425	\$ 4,546,425	\$ 4,546,425	

Max Annual DS: 191,881

Footnote:

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

EXHIBIT 4

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Long Lake Ranch Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Long Lake Ranch Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 3rd day of August 2022.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

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

	FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-6/2023)	FY 2023 AMENDED	FY 2024 ADOPTED	VARIANCE FY2023-FY2024
REVENUE						
ASSESSMENTS LEVIED:						
ASSESSMENTS LEVIED:	\$ 886,586	\$ 1,282,844	\$ 1,168,339	\$ 1,165,951	\$ 1,289,485	\$ 123,534
EARLY PAYMENT DISCOUNT					(51,579)	
EXCESS FEES	2,940	4,957				
ADDITIONAL REVENUE:						
TENNIS	1,257	944	1,080	1,440		(1,440)
ROOM RENTALS	335	2,710	785	150		(150)
INTEREST	350	260		125		(125)
ADVERTISEMENT RENTAL			8,000	-	-	
MISC. REVENUE	8,829	36,804	1,050	-	-	-
TOTAL REVENUE	900,296	1,328,519	1,179,253	1,167,666	1,237,906	121,819
EXPENDITURES						
ADMINISTRATIVE:						
SUPERVISORS - REGULAR MEETINGS	9,139	9,585	4,600	10,000	9,600	(400)
SUPERVISORS - WORKSHOPS			1,200	2,000	800	(1,200)
PAYROLL TAXES (BOS)	459	750	444	734	734	-
PAYROLL SERVICES FEES	398	678	504	600	600	-
DISTRICT MANAGEMENT	17,458	18,448	14,954	20,000	20,000	-
ADMINISTRATIVE	6,171	3,962	8,250	11,000	11,000	-
ACCOUNTING	19,533	17,500	8,250	11,000	11,000	-
ASSESSMENT ROLL PREPERATION	8,933	3,667	3,750	5,000	5,000	-
MEETING OVERAGES	-	648	-	-	-	-
DISTRICT COUNSEL	44,218	53,644	23,854	32,000	35,000	3,000
DISTRICT ENGINEER	9,275	13,521	4,535	13,500	14,000	500
ARBITRAGE REBATE CALCULATION	1,800	1,150	500	650	1,500	850
TRUSTEE FEES	10,843	11,701	8,081	15,701	15,701	-
BANK FEES	415	-	53	150	150	-
DISSEMINATION AGENT	3,333	4,000	3,000	3,000	3,000	-
AUDITING	5,978	3,850	3,950	6,000	6,000	-
REGULATORY PERMITS AND FEES	275	175	175	175	175	-
PROPERTY TAXES	578	676	375	250	250	-
SALES TAX			609			
LEGAL ADVERTISING	3,171	807	552	1,500	1,500	-
WEBSITE HOSTING	2,391	2,164	1,538	1,600	1,600	-
MISC. SERVICE	1,247			-	-	-
TOTAL ADMINISTRATIVE	145,616	146,925	89,173	134,860	137,610	2,750
INSURANCE:						
PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	18,226	18,865	20,564	22,628	27,154	4,526
TOTAL INSURANCE	18,226	18,865	20,564	22,628	27,154	4,526

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

		FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-6/2023)	FY 2023 AMENDED	FY 2024 ADOPTED	VARIANCE FY2023-FY2024
43							
44	UTILITIES:						
45	UTILITIES - ELECTRICITY	38,999	77,939	41,733	90,000	60,000	(30,000)
46	UTILITIES - STREETLIGHTS	149,096	116,218	96,948	150,000	115,000	(35,000)
47	UTILITIES - WATER/SEWER	3,428	9,475	4,556	25,000	11,000	(14,000)
48	UTILITIES - RECLAIMED WATER	24,065	-	-	-	-	-
49	UTILITIES - SOLID WASTE ASSESSMENT					1,500	1,500
50	UTILITIES - SOLID WASTE REMOVAL	960	1,211	2,215	1,716	2,500	784
51	TOTAL UTILITIES	216,548	204,843	145,451	266,716	190,000	(76,716)
52							
53	SECURITY:						
54	SECURITY MONITORING SERVICES	16,448	2,349		-	-	-
55	SECURITY REPAIRS & MAINTENANCE	10,706	5,065	1,468	7,600	7,500	(100)
56	TOTAL SECURITY	27,154	7,414	1,468	7,600	7,500	(100)
57							
58	COMMUNITY MAINTENANCE						
59	FIELD SERVICES	4,167	5,000	3,788	5,051	5,051	-
60	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	1,614	600	3,011	3,500	4,000	500
61	AQUATIC MAINTENANCE	30,120	28,366	24,600	29,520	29,520	-
62	MITIGATION AREA MONITORING & MAINTENANCE	1,100	650	-	3,100	3,100	-
63	AQUATIC PLANT REPLACEMENT		1,950	-	2,500	2,750	250
64	STORMWATER SYSTEM MAINTENANCE	76		-	500	-	(500)
65	MIDGE FLY TREATMENTS			-	-	-	-
66	FISH STOCKING	6,006	1,445	3,506	11,100	11,100	-
67	LAKE & POND MAINTENANCE	-	-	-	2,000	20,000	18,000
68	ENTRY & WALLS MAINTENANCE	5,535	3,994	-	5,500	5,500	-
69	LANDSCAPE MAINTENANCE - CONTRACT	153,887	176,825	123,075	183,982	172,305	(11,677)
70	LANDSCAPE REPLACEMENT MULCH	25,500	56,325	61,250	70,000	70,000	-
71	LANDSCAPE REPALCEMENT ANNUALS	5,999	22,180	21,816	24,000	29,000	5,000
72	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	20,143	34,405	51,992	45,000	45,000	-
73	TREE TRIMMING & MAINTENANCE			675	16,000	16,000	-
74	OTHER LANDSCAPE -FIRE ANT TREAT	16,036		4,475	4,500	4,500	-
75	IRRIGATION REPAIRS & MAINTENANCE	8,752	11,528	6,146	6,000	12,000	6,000
76	DECORATIVE LIGHT MAINTENANCE	9,050	8,900	4,000	9,050	9,050	-
77	PRESSURE WASHING		21,664	450	30,000	35,000	5,000
78	VOLUNTEER SUPPLIES					2,000	2,000
79	FIELD CONTINGENCY	27,764		2,424	22,931	40,000	17,069
80	TOTAL COMMUNITY MAINTENANCE	315,749	373,832	311,207	474,234	515,876	41,642
81							
82	ROAD & STREET FACILITIES						
83	SIDEWALK REPAIR & MAINTENANCE	4,000			1,000	1,000	-
84	ROADWAY REPAIR & MAINTENANCE	5,400	53		1,000	1,000	-
85	SIGNAGE REPAIR & REPLACEMENT	3,696	8,600	66	5,000	5,000	-
86	TOTAL ROAD & STREET FACILITIES	13,096	8,653	66	7,000	7,000	-

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

		FY 2021 ACTUALS	FY 2022 ACTUALS	FY 2023 YTD (10/2022-6/2023)	FY 2023 AMENDED	FY 2024 ADOPTED	VARIANCE FY2023-FY2024
87							
88	AMENITY MAINTENANCE						
89	CLUBHOUSE MANAGEMENT	101,985	112,199	74,475	126,928	129,857	2,929
90	POOL MAINTENANCE - CONTRACT	15,597		18,520	27,780	28,608	828
91	DOG WASTE STATION SUPPLIES	3,564	470	1,102	5,460	5,460	-
92	AMENITY MAINTENANCE & REPAIR	6,030	18,924	9,199	21,000	21,000	-
93	OFFICE SUPPLIES	296	1,421	247	500	1,200	700
94	FURNITURE REPAIR/REPLACEMENT		1,827	-	1,500	1,750	250
95	CLUBHOUSE CLEANING	232		-			
96	POOL REPAIRS	12,960	2,491	1,724	1,500	2,000	500
97	POOL PERMITS	560	611	561	1,000	1,000	-
98	COMMUNICATIONS (TEL, FAX, INTERNET)	6,536	3,594	2,553	5,000	5,000	-
99	FACILITY A/C & HEATING MAINTENANCE & REPAIRS			280	2,000	2,000	-
100	COMPUTER SUPPORT MAINTENANCE & REPAIR	126		721	1,000	1,000	-
101	PARK & PLAYGROUND MAINTENANCE & REPAIRS	3,570	4,790	1,795	6,000	6,600	600
102	PEST CONTROL	2,350	1,200	900	2,460	2,460	-
103	CLUBHOUSE JANITORIAL SUPPLIES	3,456		181	2,500	3,000	500
104	TOTAL AMENITY MAINTENANCE	157,261	147,525	112,258	204,628	210,935	6,307
105							-
106	PROJECT BUDGET						
107	CAPITAL IMPROVEMENT PLAN (CIP)	14,603	23,082	-	-	116,042	116,042
108	TOTAL PROJECT BUDGET	14,603	23,082	-	-	116,042	116,042
109							
110	TOTAL EXPENDITURES	908,252	931,139	680,188	1,117,666	1,212,116	94,450
111							
112	OTHER FINANCING SOURCES & USES						
113	TRANSFER TO RESERVES		253,031	95,544	50,000	-	(50,000)
114	COUNTY COLLECTION COSTS					25,790	25,790
115	EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES	\$ (7,956)	\$ 144,349	\$ 403,521	\$ -	\$ -	\$ 51,578
116							
117	FUND BALANCE						
118	FUND BALANCE - BEGINNING (FY2022 AUDITED)	336,494	328,538	472,887	472,887	472,887	-
119	NET CHANGE IN FUND BALANCE	(7,956)	144,349	403,521	-	-	51,578
120	FUND BALANCE - ENDING (FY2022 AUDITED)	\$ 328,538	\$ 472,887	\$ 876,408	\$ 472,887	\$ 472,887	\$ 51,578
121							
122	ANALYSIS OF FUND BALANCE						
123	ASSIGNED FOR OPERATING CAPITAL - 3 MONTHS	227,063	232,785	170,047	279,416	303,029	23,613
124	UNASSIGNED	101,475	240,102	706,361	193,471	169,858	(23,613)
125	FUND BALANCE - ENDING	\$ 328,538	\$ 472,887	\$ 876,408	\$ 472,887	\$ 472,887	\$ -

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

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 YTD (10/2022-6/2023)	FY 2023 AMENDED	FY 2024 ADOPTED	VARIANCE FY23 TO FY24
REVENUES						
ASSESSMENTS LEVIED	\$ 240,550		\$ 223,084	\$ 222,628	\$ 319,149	\$ 96,521
EARLY PAYMENT DISCOUNT					(12,766)	
EXCESS FEES	804					
INTEREST & MISCELLANEOUS	19		21,030	1,000	-	(1,000)
TOTAL REVENUES	241,372	-	244,114	223,628	306,383	95,521
EXPENDITURES						
CAPITAL IMPROVEMENT PLAN	14,610		143,708	92,276		
CONTINGENCY			13,759	9,228		
TOTAL EXPENDITURES	14,610	-	157,467	101,504	-	-
OTHER FINANCING SOURCES & USES						
COUNTY COLLECTION COSTS					(6,383)	(6,383)
TRANSFER IN FROM GENERAL FUND		236,580	95,544	50,000		(50,000)
TOTAL OTHER FINANCING SOURCES & USES	-	236,580	95,544	50,000	(6,383)	(56,383)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 226,762	\$ 236,580	\$ 182,191	\$ 172,124	\$ 300,000	\$ 39,138
FUND BALANCE						
FUND BALANCE - BEGINNING (FY2022 AUDITED)	443,490	670,253	906,833	906,833	1,078,957	
NET CHANGE IN FUND BALANCE	226,762	236,580	182,191	172,124	300,000	39,138
FUND BALANCE - ENDING (FY2022 AUDITED)	\$ 670,252	\$ 906,833	\$ 1,089,024	\$ 1,078,957	\$ 1,378,957	\$ 39,138

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

Line #	Priority (1-5)	Description	Budgeted
1	FY 2023 Project(s)		
2		Pool Furniture (Reserve Study-2026)	20,000
3		Pool Project	70,000
4		Fencing	64,388
5		Landscape Reinvestment Projects-2023	-
6		LLR Blvd Island 1 (Option 1)	30,650
7		LLR Blvd Island 2 (Option 3)	21,626
8	FY 2024 Project(s)		
9		Pool Resurfacing	59,297
10		Pool Furniture	11,745
11		Lakeside Drainage	30,000
12		Utility Vehicle	15,000
FY24 Planned Capital Projects			<u>116,042</u>
Total Planned Capital Projects			<u>\$322,705.77</u>

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

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

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

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
24	INSURANCE			
25	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	Florida Insurance Alliance (FIA)	27,153.60	The District will incur expenditures for public officials and General Liability insurance
26	TOTAL INSURANCE		27,153.60	
27	UTILITIES			
28	UTILITIES - ELECTRICITY	DUKE ENERGY	60,000.00	
29	UTILITIES - STREETLIGHTS	DUKE ENERGY	115,000.00	
30	UTILITIES - WATER/SEWER	PASCO COUNTY UTILITIES	11,000.00	Water and sewer services for 0 Community Center and 18981 Long Lake Ranch Blvd. (Estimates for Utilities are up 15%)
31	UTILITIES - SOLID WASTE ASSESSMENT	COUNTY SANITATION	1,500.00	
32	UTILITIES - SOLID WASTE REMOVAL	COUNTY SANITATION	2,500.00	Solid waste disposal services
33	TOTAL UTILITIES		190,000.00	
34	SECURITY			
35	SECURITY MONITORING SERVICES		-	Removed
36	SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT REPAIRS & MAINT, ACCESS CARDS)		7,500.00	VARIOUS REPAIRS & MAINTENANCE TO THE EXISTING HARDWARE INFRASTRUCTURE
37	TOTAL SECURITY		7,500.00	
38	PHYSICAL ENVIRONMENT			
39	FIELD SERVICES	VESTA	5,050.50	Services include oversight of field services maintenance, including managing vendor contracts relating to District facilities and landscape/irrigation maintenance (Vesta proposed CPI increase of 5% for Field Services)
40	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	LAKE DOCTORS	4,000.00	Equipment under agreement is (1) Vertex fountain at Borrow Lake, (1) at Pond 20, (1) at Pond 30, & (2) at Big Lake. Includes inspection of moving parts, wear and tear, filter cleaning and nozzle cleaning - \$1,920. Added additional for parts for repair if needed
41	AQUATIC MAINTENANCE	GHS ENVIRONMENTAL	29,520.00	Aquatic weed control in the 26 ponds/floodplain areas
42	MITIGATION AREA MONITORING & MAINTENANCE		3,100.00	Mitigation Maintenance & Compliance Monitoring
43	AQUATIC PLANT REPLACEMENT	GHS ENVIRONMENTAL	2,750.00	Plantings to increase the overall health of the pond while also providing for erosion stabilization
44	STORMWATER SYSTEM MAINTENANCE	MISCELLANEOUS	-	
45	MIDGE FLY TREATMENTS	GHS ENVIRONMENTAL	-	
46	FISH STOCKING	GHS ENVIRONMENTAL	11,100.00	MOSQUITO FISH STOCKING
47	LAKE & POND MAINTENANCE	MISCELLANEOUS	20,000.00	
48	ENTRY & WALLS MAINTENANCE	MISCELLANEOUS	5,500.00	

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

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
49	LANDSCAPE MAINTENANCE - CONTRACT	RED TREE	172,305.00	
50	LANDSCAPE REPLACEMENT MULCH	RED TREE	70,000.00	MULCH - \$30,000 PER APPLICATION FOR 800 CY. ADDITIONAL MULCH NEEDS INCREASED BY 700 CY
51	LANDSCAPE REPLACEMENT ANNUALS	RED TREE	29,000.00	
52	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	RED TREE	45,000.00	ADDITIONAL AMOUNTS APPROPRIATED FOR THE REPLACEMENT OF PLANT ASSETS
53	TREE TRIMMING & MAINTENANCE	RED TREE	16,000.00	ANNUAL TREE TRIMMING AND MAINTENANCE
54	OTHER LANDSCAPE-FIRE ANT TREAT	RED TREE	4,500.00	AS NEEDED FOR THE TREATMENT OF FIRE ANTS
55	SECURITY REPAIRS & MAINTENANCE	RED TREE	12,000.00	ESTIMATED FOR PARTS & LABOR TO REPAIR THE IRRIGATION SYSTEM
56	DECORATIVE LIGHT MAINTENANCE	TBD	9,050.00	HOLIDAY LIGHTING FOR 12 ENTRY MONUMENTS
57	VOLUNTEER SUPPLIES		2,000.00	
58	FIELD CONTINGENCY	CONTINGENCY	40,000.00	FOR MISCELLANEOUS UNBUDGETED EXPENSES
59	TOTAL PHYSICAL ENVIROMENT		480,875.50	
60	ROAD & STREET FACILITIES			
61	SIDEWALK REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY SIDEWALK RELATED ISSUES
62	ROADWAY REPAIR & MAINTENANCE	MISCELLANEOUS	1,000.00	REPAIRS FOR ANY ROADWAY ISSUES
63	SIGNAGE REPAIR & REPLACEMENT	MISCELLANEOUS	5,000.00	REPAIRS FOR ANY STREET SIGNS
64	TOTAL ROAD & STREET FACILITIES		7,000.00	
65	PARKS AND RECREATION			
66	CLUBHOUSE MANAGEMENT	VESTA	129,856.73	Clubhouse Manager= \$76,256.73, facility attendant/janitorial= \$16,640, facility maintenance \$28,080, Summer FA/Pool Monitor \$7,280, \$1,600 for additional pool attendant hours
67	POOL MAINTENANCE - CONTRACT	VESTA	28,608.00	SERVICE TO BE PERFORMED 3X WEEKLY FOR 2 POOLS, ALL CHEMICALS ARE INCLUDED. INCLUDED IN THE VESTA CONTRACT
68	DOG WASTE STATION SUPPLIES	VESTA	5,460.00	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners.
69	MAINTENANCE REPAIR	MISCELLANEOUS	21,000.00	As needed for the repair & maintenance
70	OFFICE SUPPLIES	MISCELLANEOUS	1,200.00	Office Supplies for the facility
71	FURNITURE REPAIR/REPLACEMENT	MISCELLANEOUS	1,750.00	AS NEEDED FOR FURNITURE REPAIR & MAINTENANCE
72	POOL MAINTENANCE & REPAIRS	VESTA	2,000.00	ADDITIONAL SERVICE REPAIRS FOR THE POOLS
73	POOL PERMIT	STATE OF FLORIDA DEPARTMENT OF HEALTH	1,000.00	ESTIMATED

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

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
74	COMMUNICATIONS (TEL, CELL, INT)	FRONTIER	5,000.00	Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Liong Lake Blvd.
75	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	AS NEEDED	2,000.00	As needed for repairs to HVAC system
76	COMPUTER SUPPORT MAINTENANCE & REPAIR	AS NEEDED	1,000.00	As needed repairs for the repairs of the computer system
77	PARK & PLAYGROUND MATINENANCE & REPAIRS	AS NEEDED	6,600.00	As needed for repairs to the athletic park
78	PEST CONTROL		2,460.00	Pursuant to contract for pest control services
79	CLUBHOUSE JANITORIAL SUPPLIES		3,000.00	
80	TOTAL PARKS AND RECREATION		210,934.73	
81	PROJECT BUDGET			
82	PRESSURE WASHING		35,000.00	
83	CAPITAL IMPROVEMENT PLAN (CIP)		116,042.00	
84	TOTAL PROJECT BUDGET		151,042.00	

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

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

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

GROSS CAPITAL RESERVE FUND: \$319,148.94

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

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

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

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

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

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

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

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

FY 2021 TO FY 2022 VARIANCE

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

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

FY 2022 TO FY 2023 VARIANCE

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

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

FY 2023 TO FY 2024 VARIANCE

PHASES 1 & 2	FY 2023 O&M	FY 2024 O&M	\$ VARIANCE	% VARIANCE
TOWNHOME/ATTACHED	\$1,309.19	\$1,362.03	\$52.84	4.0%
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%
PHASE 3				
TOWNHOME/ATTACHED	\$1,309.19	\$1,362.03	\$52.84	4.0%
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%
PHASE 4				
SINGLE FAMILY 45'	\$1,440.83	\$1,498.00	\$57.17	4.0%
SINGLE FAMILY 55'	\$1,506.65	\$1,565.99	\$59.34	3.9%
SINGLE FAMILY 65'	\$1,572.48	\$1,633.98	\$61.51	3.9%

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

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

	Chart of Accounts	Series 2014A-1	Series 2015A-1	Series 2016	FY 2022-2023 Budget
1	REVENUES				
2	NET SPECIAL ASSESSMENTS ⁽¹⁾	\$ 318,750	\$ 235,938	\$ 191,881	\$ 746,569
3					
4	TOTAL REVENUES	318,750	235,938	191,881	746,569
5					
6	EXPENDITURES				
7	DEBT SERVICE REQUIREMENT				
8	5/1/2024				
9	INTEREST	113,081	86,319	61,800	261,200
10	PRINCIPAL	90,000	65,000	65,000	220,000
11	11/1/2024				
12	INTEREST	110,550	84,369	60,500	255,419
13					
14	TOTAL EXPENDITURES	313,631	235,688	187,300	736,619
15					
16	EXCESS OF REVENUES OVER EXPENDITURES	\$ 5,119	\$ 250	\$ 4,581	\$ 9,950

Net Debt Service Assessments	\$ 746,568.75
Pasco County Collection Costs (2%) and Early Payment Discounts (4%)	\$ 47,653.32
Gross Debt Service Assessments	\$ 794,222.07

⁽¹⁾ Maximum Annual Debt Service (MADS) less any prepaid assessments received.

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
11/1/2023						3,775,000
5/1/2024	90,000	5.625%	113,081	203,081		3,685,000
11/1/2024	-	6.000%	110,550	110,550	313,631	3,685,000
5/1/2025	100,000	6.000%	110,550	210,550		3,585,000
11/1/2025	-	6.000%	107,550	107,550	318,100	3,585,000
5/1/2026	105,000	6.000%	107,550	212,550		3,480,000
11/1/2026	-	6.000%	104,400	104,400	316,950	3,480,000
5/1/2027	110,000	6.000%	104,400	214,400		3,370,000
11/1/2027	-	6.000%	101,100	101,100	315,500	3,370,000
5/1/2028	115,000	6.000%	101,100	216,100		3,255,000
11/1/2028	-	6.000%	97,650	97,650	313,750	3,255,000
5/1/2029	125,000	6.000%	97,650	222,650		3,130,000
11/1/2029	-	6.000%	93,900	93,900	316,550	3,130,000
5/1/2030	135,000	6.000%	93,900	228,900		2,995,000
11/1/2030	-	6.000%	89,850	89,850	318,750	2,995,000
5/1/2031	140,000	6.000%	89,850	229,850		2,855,000
11/1/2031	-	6.000%	85,650	85,650	315,500	2,855,000
5/1/2032	150,000	6.000%	85,650	235,650		2,705,000
11/1/2032	-	6.000%	81,150	81,150	316,800	2,705,000
5/1/2033	160,000	6.000%	81,150	241,150		2,545,000
11/1/2033	-	6.000%	76,350	76,350	317,500	2,545,000
5/1/2034	170,000	6.000%	76,350	246,350		2,375,000
11/1/2034	-	6.000%	71,250	71,250	317,600	2,375,000
5/1/2035	180,000	6.000%	71,250	251,250		2,195,000
11/1/2035	-	6.000%	65,850	65,850	317,100	2,195,000
5/1/2036	190,000	6.000%	65,850	255,850		2,005,000
11/1/2036	-	6.000%	60,150	60,150	316,000	2,005,000
5/1/2037	200,000	6.000%	60,150	260,150		1,805,000
11/1/2037	-	6.000%	54,150	54,150	314,300	1,805,000
5/1/2038	215,000	6.000%	54,150	269,150		1,590,000
11/1/2038	-	6.000%	47,700	47,700	316,850	1,590,000
5/1/2039	230,000	6.000%	47,700	277,700		1,360,000
11/1/2039	-	6.000%	40,800	40,800	318,500	1,360,000
5/1/2040	240,000	6.000%	40,800	280,800		1,120,000
11/1/2040	-	6.000%	33,600	33,600	314,400	1,120,000
5/1/2041	255,000	6.000%	33,600	288,600		865,000
11/1/2041	-	6.000%	25,950	25,950	314,550	865,000
5/1/2042	270,000	6.000%	25,950	295,950		595,000
11/1/2042	-	6.000%	17,850	17,850	313,800	595,000
5/1/2043	290,000	6.000%	17,850	307,850		305,000
11/1/2043	-	6.000%	9,150	9,150	317,000	305,000
5/1/2044	305,000	6.000%	9,150	314,150	314,150	-
Total	\$3,775,000		\$ 2,862,281	\$ 6,637,281	\$ 6,637,281	

Max Annual DS: 318,750

Footnote:

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

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

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

Max Annual DS: 235,938

Footnote:
SECURITY REPAIRS & MAINTENANCE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						2,725,000
5/1/2023	65,000	4.000%	63,100	128,100		2,660,000
11/1/2023	-	4.000%	61,800	61,800	189,900	2,660,000
5/1/2024	65,000	4.000%	61,800	126,800		2,595,000
11/1/2024	-	4.000%	60,500	60,500	187,300	2,595,000
5/1/2025	70,000	4.000%	60,500	130,500		2,525,000
11/1/2025	-	4.000%	59,100	59,100	189,600	2,525,000
5/1/2026	75,000	4.000%	59,100	134,100		2,450,000
11/1/2026	-	4.625%	57,600	57,600	191,700	2,450,000
5/1/2027	75,000	4.625%	57,600	132,600		2,375,000
11/1/2027	-	4.625%	55,866	55,866	188,466	2,375,000
5/1/2028	80,000	4.625%	55,866	135,866		2,295,000
11/1/2028	-	4.625%	54,016	54,016	189,881	2,295,000
5/1/2029	85,000	4.625%	54,016	139,016		2,210,000
11/1/2029	-	4.625%	52,050	52,050	191,066	2,210,000
5/1/2030	85,000	4.625%	52,050	137,050		2,125,000
11/1/2030	-	4.625%	50,084	50,084	187,134	2,125,000
5/1/2031	90,000	4.625%	50,084	140,084		2,035,000
11/1/2031	-	4.625%	48,003	48,003	188,088	2,035,000
5/1/2032	95,000	4.625%	48,003	143,003		1,940,000
11/1/2032	-	4.625%	45,806	45,806	188,809	1,940,000
5/1/2033	100,000	4.625%	45,806	145,806		1,840,000
11/1/2033	-	4.625%	43,494	43,494	189,300	1,840,000
5/1/2034	105,000	4.625%	43,494	148,494		1,735,000
11/1/2034	-	4.625%	41,066	41,066	189,559	1,735,000
5/1/2035	110,000	4.625%	41,066	151,066		1,625,000
11/1/2035	-	4.625%	38,522	38,522	189,588	1,625,000
5/1/2036	115,000	4.625%	38,522	153,522		1,510,000
11/1/2036	-	4.750%	35,863	35,863	189,384	1,510,000
5/1/2037	120,000	4.750%	35,863	155,863		1,390,000
11/1/2037	-	4.750%	33,013	33,013	188,875	1,390,000
5/1/2038	125,000	4.750%	33,013	158,013		1,265,000
11/1/2038	-	4.750%	30,044	30,044	188,056	1,265,000
5/1/2039	135,000	4.750%	30,044	165,044		1,130,000
11/1/2039	-	4.750%	26,838	26,838	191,881	1,130,000
5/1/2040	140,000	4.750%	26,838	166,838		990,000
11/1/2040	-	4.750%	23,513	23,513	190,350	990,000
5/1/2041	145,000	4.750%	23,513	168,513		845,000
11/1/2041	-	4.750%	20,069	20,069	188,581	845,000
5/1/2042	155,000	4.750%	20,069	175,069		690,000
11/1/2042	-	4.750%	16,388	16,388	191,456	690,000
5/1/2043	160,000	4.750%	16,388	176,388		530,000
11/1/2043	-	4.750%	12,588	12,588	188,975	530,000
5/1/2044	170,000	4.750%	12,588	182,588		360,000
11/1/2044	-	4.750%	8,550	8,550	191,138	360,000
5/1/2045	175,000	4.750%	8,550	183,550	183,550	185,000
11/1/2045	-	4.750%	4,394	4,394	4,394	185,000
5/1/2046	185,000	4.750%	4,394	189,394	189,394	-
Total	\$ 2,725,000		\$ 1,821,425	\$ 4,546,425	\$ 4,546,425	

Max Annual DS: 191,881

Footnote:

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

PARCELID	SITE
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PARCELID	SITE
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PARCELID	SITE
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EXHIBIT 5


<div></div> <div>GHS Environmental PO Box 55802 St. Petersburg, FL 33732-5802 727-432-2820</div>	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		Check in with D. Ruhlig.	
2/17/2023							T	T	T			T								T			T			T	Check in with T. Dobson.	
2/20/2023																											Field review of ponds. Check in with T. Dobson.	
3/2/2023			T	T							G, T	T	T		T		T			A, T			T				Check in with D. Ruhlig.	
3/8/2023				G							G	G																
3/16/2023	T				T	T				T	T				G, T	G	T		T	T		T	T	T	T	T	T	
3/24/2023																				G								
3/29/2023																											Prepared and submitted GHS Proposal No. 23-207 to stock grass carp into Big Lake.	
4/3/2023	G							T	T	T	T				T											T		
4/6/2023																					G							
4/11/2023	T, *	T	T	T	T	T					T	T	T		T	T	T	T	T	T	T	T	T	T	T	T	* Installed 192 grass carp (12'-14") in the Big Lake to assist with hydrilla control.	
4/21/2023	G																							A, S			Check in with T. Dobson.	
4/28/2023									G	G					G						G							
5/5/2023																						G					Reviewed broken skimmer on west side of Big Lake. Coordination with T. Dobson	
5/15/2023	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	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.	
7/12/2023																												
7/21/2023	T	T	T	T	T	T	T	T			T	T	T	T	T		T	T	T	T	T	T	T	T		T		
7/25/2023													G														Treated backside of FPM 12 with boat along adjacent wetland.	
7/26/2023	G	G									G	G	G				G							G			Check in with D. Ruhlig.	

EXHIBIT 6

Long Lake Ranch CDD

Amenity Manager's Report

Date of report: 7/27/2023

Submitted by: Doug Ruhlig

Clubhouse & Amenities

- Estimates in for fountain repairs
- New hires in training
- Nuisance alligator removed
- New vacuum pump installed
- Estimates for plumbing issues \$1600 for water fountain and \$275 per toilet flush valve
- Access system repairs to be completed soon
- Discussion on purchasing spare parts to shelve

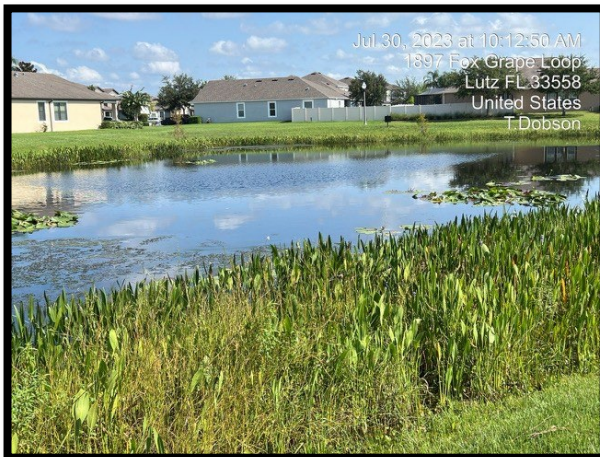
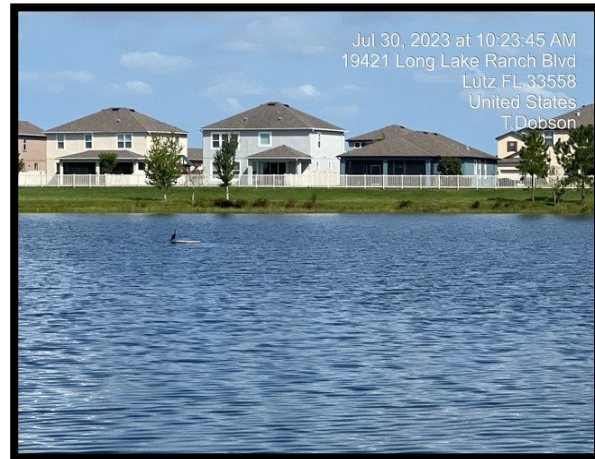
EXHIBIT 7



LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Aquatics

July 2023



Pond and Lake Management:

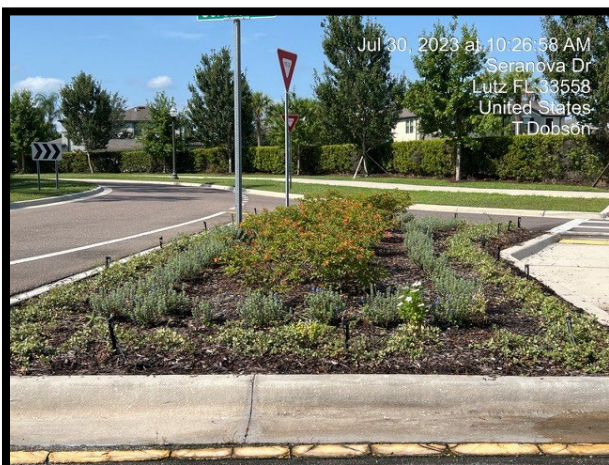
With this being the hottest time of the year, algae blooms are on the rise. GHS is treating the hot spots as well as the invasive vegetation that seems to creep in during the summer months. Considering the heat and runoff, the ponds and lake are in good health.





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 shrubs and hedges are in good condition. There are pockets that appear to be struggling due to lack of irrigation. Recommend not trimming the hedges tightly because they need to be able to have growth to fill in.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Mowing: The turf in most areas appears to be healthy; the color is rich, and most areas are thickening up with the recent rain events. The hard edges are neatly edged this week.



Bed Maintenance: Weed control is a high priority and more difficult in the summer months; however, there are beds that may have been missed in the rotation. Both sides of Peppergrass monument and the hedges on Sunlake Blvd. require immediate attention.



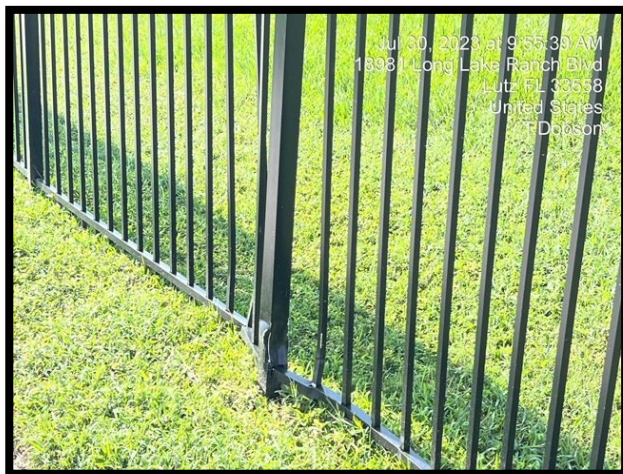


LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Bed Maintenance. Continued.



Observations & Recommendations



Clubhouse Fence: It appears that a mower may have bumped the fence line causing some damage.

Sod (Inbound lane Long Lake Ranch): The newly installed turf on Long Lake Ranch has failed and needs to be replanted as warranty work.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT



Jul 30, 2023 at 9:58:00 AM
18981 Long Lake Ranch Blvd
Lutz FL 33558
United States
T.Dobson



Jul 30, 2023 at 10:06:02 AM
18972-18998 Long Lake Ranch Blvd
Lutz FL 33558
United States
T.Dobson



Jul 30, 2023 at 1:35:31 PM
1999 Nature View Dr
Lutz FL 33558
United States
T.Dobson



Jul 30, 2023 at 1:35:40 PM
1999 Nature View Dr
Lutz FL 33558
United States
T.Dobson

Moss: The trees around the clubhouse are being taken over by moss. Removal is recommended as soon as possible.

Tree Branch Down: Across from the Basketball Court, a tree branch fell from the wetlands.

Utility Shed: The shed is scheduled to be completed on August, 3rd.

*All of these observations were reported to RedTree.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

District Manager Report

July Highlights

Big Lake Water Runoff:

Board Liaison Darrell Thompson requested proposals from several contractors.

Complaints:

Staff has received numerous calls and emails regarding weeds and mowing. All complaints were forwarded to RedTree.

Fountains:

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

Foxtail Parking Enforcement:

The parking decals are expected to arrive on August 3rd. We anticipate rolling out the parking policy enforcement the beginning of September.

Monument Lighting:

All photo sensors regulating the monument lights will be replaced within the next two weeks.

Peppergrass Monument Light:

The monument light was repaired on Friday, July 28th.

Pool Services: Cooper Pools replaced the Foxtail pool vacuum pump on Wednesday, August 2nd.

Poolside Furniture: All damaged furniture and umbrellas were replaced.

Signage Project: Romaner Graphics is in the process of drafting the signage for editing.

Utility Shed: Anticipate completion on August 3rd. Kazar's Electric will begin the electrical work as soon as possible. **Cost: \$3,938.47**



EXHIBIT 8

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community
5 Development District was held on Thursday, July 6, 2023 at 6:02 p.m. at the Long Lake Amenity Center,
6 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

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

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

9 Present and constituting a quorum were:

10 Bill Pellan <i>(joined in progress)</i>	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 Doug Ruhlig <i>(joined in progress)</i>	Clubhouse Manager
19 John Burkett	RedTree Landscaping
20 Bob Bowling	Cooper Pools
21 Jeanine Scully	Resident
22 Jim Koford	Resident

23
24 *The following is a summary of the discussions and actions taken at the July 6, 2023 Long Lake Ranch CDD*
25 *Board of Supervisors Regular Meeting.*

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

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

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

30 There being none, the next item followed.

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

32 Mr. Twomey asked about adding additional umbrellas at the main pool.

33 Discussion ensued regarding the condition of the landscaping.

34 **This item, originally Item A under the Seventh Order of Business, Business Items, was**
35 **presented out of order.**

36 A. Exhibit 7: Consideration of Pool Service Proposal Options

37 Discussion ensued regarding the pool service proposals, specifically Cooper Pools. Mr. Bowling
38 fielded questions regarding Cooper Pools services and pool maintenance in general.

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

On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the Vesta Property Services Pool Service proposal as presented, for the Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. Landscaping & Irrigation

1. Red Tree Report

2. Red Tree Proposals (if any)

There being none, the next item followed.

B. Aquatic Services

1. Exhibit 1: Presentation of Aquatics Treatment Report

There being no comments or questions, the next item followed.

C. District Engineer

There being nothing to report, the next item followed.

D. District Counsel

Ms. Sandy had nothing to report.

E. Clubhouse Manager

1. Exhibit 2: Presentation of Clubhouse Manager Report

Discussion ensued regarding staffing.

F. District Manager

1. Exhibit 3: Presentation of District Manager & Field Operations Report

Discussion ensued regarding the Aquatic Fountain Service Contractor.

Discussion ensued regarding the pond bank erosion proposals and where the funds would come from.

On a MOTION by Mr. Smith, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the Site Master's FPM 6 Repair proposal as presented to be coded as Field Contingency, in the amount of \$5,200.00, for the Long Lake Ranch Community Development District.

Discussion ensued regarding depressions in a pond and possible solutions.

SIXTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 31, 2023

B. Exhibit 5: Consideration for Acceptance – The May 2023 Unaudited Financial Report

C. Exhibit 6: Consideration for Acceptance – The May 2023 Operations & Maintenance Expenditures

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

SEVENTH ORDER OF BUSINESS – Business Items

A. Discussion of Increasing the Easement Access Agreement Deposit

On a MOTION by Mr. Smith, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board approved the increase of the Easement Access Agreement deposit, in the amount of \$2,500.00, for the Long Lake Ranch Community Development District.

B. Exhibit 8: Consideration of Lakeside Drainage – Supervisor Thompson

This item was tabled to the August Board meeting.

C. Exhibit 9: Consideration of Signage Replacement Proposal Options

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

On a MOTION by Ms. Clawson, SECONDED by Mr. Pellan, WITH Mr. Twomey and Mr. Thompson voting Yay and Mr. Smith voting Nay, the Board approved the Romaner Graphics proposal as presented, with the removal of the stop sign and the US Postal Parking signage, for the Long Lake Ranch Community Development District.

D. Exhibit 10: Consideration of Clubhouse Sidewalk Replacement Proposal Options

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

On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the Site Masters Clubhouse Sidewalk Replacement proposal with a third panel, at a not-to-exceed of \$2,000.00, for Long Lake Ranch Community Development District.

Supervisor Smith left the Board meeting at 8:31PM.

E. Exhibit 11: Presentation of CDD Volunteers Update – Supervisor Thompson

F. Exhibit 12: Presentation of Gopher Tortoise & Landscaping – Supervisor Thompson

EIGHTH ORDER OF BUSINESS – Supervisors Requests

Discussion ensued regarding the condition of the landscaping.

Discussion ensued regarding the events and the placement of the grill.

NINTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: August 3, 6:00 PM

Mr. Pellan, Mr. Thompson, and Mr. Twomey stated that they would be attending the next Board meeting on August 3. Ms. Clawson and Mr. Smith's attendance at the next Board meeting was not confirmed.

113 **ELEVENTH ORDER OF BUSINESS – Adjournment**

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

116 On a MOTION by Mr. Pellán, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board adjourned
117 the meeting at 8:55 p.m. for the Long Lake Ranch Community Development District.

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

121 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
122 **meeting held on August 3, 2023.**

123

Signature

Signature

124

Printed Name

Printed Name

125 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

EXHIBIT 9

Long Lake Ranch Community Development District

Financial Statements
(Unaudited)

Preliminary

June 30, 2023

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to June 30, 2023

	FY 2023 Month of October	FY 2023 Month of November	FY 2023 Month of December	FY 2023 Month of January	FY 2023 Month of February	FY 2023 Month of March	FY 2023 Month of April	FY 2023 Month of May	FY 2023 Month of June	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	\$ 1,373	\$ 1,168,339	\$ 1,165,951	\$ 2,388	100%
4 ADDITIONAL REVENUE													
5 TENNIS	-	120	240	-	120	120	120	240	120	1,080	1,440	(360)	75%
6 ROOM RENTALS	-	125	180	-	-	180	-	180	120	785	150	635	523%
7 INTEREST	-	-	-	-	-	-	-	-	-	-	125	(125)	0%
8 ADVERTISEMENT RENTAL	800	1,600	800	800	-	800	1,600	800	800	8,000	-	8,000	
9 MISC. REVENUE	-	125	-	-	75	75	-	50	725	1,050	-	1,050	
10 FUND BALANCE FORWARD (removed)	-	-	-	-	-	-	-	-	-	-	-	-	
11 TOTAL REVENUE	\$ 800	\$ 231,777	\$ 890,881	\$ 9,464	\$ 17,133	\$ 8,239	\$ 16,132	\$ 1,690	\$ 3,138	\$ 1,179,253	\$ 1,167,666	\$ 11,587	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	1,667	14,954	20,000	(5,046)	75%
19 ADMINISTRATIVE	917	917	917	917	917	917	917	917	917	8,250	11,000	(2,750)	75%
20 ACCOUNTING	917	917	917	917	917	917	917	917	917	8,250	11,000	(2,750)	75%
21 ASSESSMENT ROLL PREPERATION	417	417	417	417	417	417	417	417	417	3,750	5,000	(1,250)	75%
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	3,118	23,854	32,000	(8,146)	75%
24 DISTRICT ENGINEER	298	968	-	425	553	425	383	1,225	260	4,535	13,500	(8,965)	34%
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	-	-	-	-	-	-	-	53	-	53	150	(97)	35%
28 AUDITING	-	-	-	-	-	-	-	-	3,950	3,950	6,000	(2,050)	66%
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	77	552	1,500	(948)	37%
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	9,892	11,321	89,173	134,860	(45,687)	66%
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%
38 UTILITIES													
39 UTILITIES - ELECTRICITY	3,730	3,586	3,632	5,282	4,793	4,716	5,222	5,469	5,303	41,733	90,000	(48,267)	46%
40 UTILITIES - STREETLIGHTS	10,809	10,805	10,807	11,208	9,015	5,248	4,955	5,657	28,443	96,948	150,000	(53,052)	65%
41 UTILITIES - WATER/SEWER	763	272	279	358	279	575	653	330	1,047	4,556	25,000	(20,444)	18%
42 UTILITIES - SOLID WASTE REMOVAL	174	1,426	91	88	88	87	87	87	86	2,215	1,716	499	129%
43 TOTAL UTILITIES	15,476	16,090	14,809	16,937	14,174	10,626	10,917	11,543	34,879	145,451	266,716	(121,265)	55%
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%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to June 30, 2023

	FY 2023 Month of October	FY 2023 Month of November	FY 2023 Month of December	FY 2023 Month of January	FY 2023 Month of February	FY 2023 Month of March	FY 2023 Month of April	FY 2023 Month of May	FY 2023 Month of June	FY 2023 Total Actual Year-to-Date	FY 2023 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
47 COMMUNITY MAINTENANCE													
48 FIELD SERVICES	421	421	421	421	421	421	421	421	421	3,788	5,051	(1,262)	75%
49 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	-	600	443	-	600	291	-	600	476	3,011	3,500	(490)	86%
50 AQUATIC MAINTENANCE	4,920	2,460	2,460	-	2,460	2,460	2,460	2,460	4,920	24,600	29,520	(4,920)	83%
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	13,675	123,075	183,982	(60,907)	67%
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	-	3,873	225	6,146	6,000	146	102%
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	21,029	19,717	311,207	474,234	(163,026)	66%
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%
73 AMENITY MAINTENANCE													
74 CLUBHOUSE MANAGEMENT	8,979	9,396	9,212	8,979	10,011	4,524	8,143	6,140	9,091	74,475	126,928	(52,453)	59%
75 POOL MAINTENANCE - CONTRACT	2,315	-	-	4,630	2,315	2,315	2,315	2,315	2,315	18,520	27,780	(9,260)	67%
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	1,053	1,217	1,998	9,199	21,000	(11,801)	44%
78 OFFICE SUPPLIES	41	62	-	14	69	43	-	19	-	247	500	(253)	49%
79 FURNITURE REPAIR/REPLACEMENT	-	-	-	-	-	-	-	-	-	-	1,500	(1,500)	0%
80 POOL REPAIRS	-	135	355	690	-	(453)	271	625	100	1,724	1,500	224	115%
81 POOL PERMITS	-	-	-	-	-	-	-	561	-	561	1,000	(439)	56%
82 COMMUNICATIONS (TEL, FAX, INTERNET)	263	302	296	297	297	297	296	297	206	2,553	5,000	(2,447)	51%
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	8,403	13,052	11,473	13,710	112,258	204,628	(92,370)	55%
90 TOTAL EXPENDITURES	\$ 95,810	\$ 54,313	\$ 111,179	\$ 115,941	\$ 57,417	\$ 53,220	\$ 58,743	\$ 53,938	\$ 79,627	680,188	1,117,666	(437,478)	61%
91 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(95,010)	177,464	779,702	(106,476)	(40,284)	(44,982)	(42,611)	(52,248)	(76,489)	499,065	50,000	449,065	
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)	\$ (44,982)	\$ (42,611)	\$ (52,248)	\$ (76,489)	\$ 403,188	\$ -	\$ 403,188	

Long Lake Ranch CDD
Balance Sheet
June 30, 2023

	General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT - BU	\$ 940,587	\$ -	\$ -	\$ -	\$ -	\$ 940,587
3 MONEY MARKET ACCOUNT - BU	-	927,143	-	-	-	927,143
4 RESERVE ACCOUNT - BU	-	90,528	-	-	-	90,528
5 TRUST ACCOUNTS:						-
6 REVENUE FUND	-	-	181,725	102,927	73,496	358,148
7 RESERVE FUND	-	-	318,750	117,969	95,941	532,659
8 PREPAYMENT FUND	-	-	19,717	-	2,217	21,933
9 ACCOUNTS RECEIVABLE	4,650	-	-	-	-	4,650
10 ASSESSMENTS RECEIVABLE - ON ROLL	-	-	87	-	434	520
11 DUE FROM OTHER FUNDS	151,732	223,084	13,356	9,888	8,059	406,119
12 PREPAID EXPENSES	2,891	-	-	-	-	2,891
13 DEPOSITS	49,570	-	-	-	-	49,570
14 TOTAL ASSETS	\$ 1,149,430	\$ 1,240,755	\$ 533,634	\$ 230,783	\$ 180,146	\$ 3,334,749
15 LIABILITIES						
16 ACCOUNTS PAYABLE	\$ 18,631	\$ -	\$ -	\$ -	\$ -	\$ 18,631
17 SALES TAX	3	-	-	-	-	3
18 ACCRUED EXPENSES	-	-	-	-	-	-
19 DEFERRED REVENUE - ON-ROLL	-	-	87	-	434	520
20 DUE TO OTHER FUNDS	254,386	151,732	-	-	-	406,119
21 TOTAL LIABILITIES	273,020	151,732	87	-	434	425,273
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	629,624	41,067	533,547	230,783	179,713	1,614,733
28 TOTAL FUND BALANCE	876,410	1,089,023	533,547	230,783	179,713	2,909,475
29 TOTAL LIABILITIES & FUND BALANCE	\$ 1,149,430	\$ 1,240,755	\$ 533,634	\$ 230,783	\$ 180,146	\$ 3,334,749

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 June 30, 2023

	FY 2023 Amended Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 222,628	\$ 223,084	\$ 456
3 INTEREST & MISCELLANEOUS	1,000	21,030	20,030
4 TOTAL REVENUE	223,628	244,114	20,486
5 EXPENDITURES			
6 CAPITAL IMPROVEMENT PLAN (CIP)	92,276	143,708	51,432
7 CONTINGENCY	9,228	13,759	4,531
8 TOTAL EXPENDITURES	101,504	157,467	55,963
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	122,124	86,647	(35,478)
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	182,190	10,066
16 FUND BALANCE - ENDING	\$ 1,078,956	\$ 1,089,023	\$ 10,066
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	41,067	
22 FUND BALANCE - ENDING	\$ 1,078,956	\$ 1,089,023	

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 June 30, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 318,994	\$ 319,283	\$ 289
3 INTEREST REVENUE	-	15,236	15,236
4 MISC REVENUE	-	19,473	19,473
5 TOTAL REVENUE	318,994	353,991	34,998
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.	-	27,466	27,466
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	-	27,466	27,466
22 FUND BALANCE - ENDING	\$ 506,081	\$ 533,547	\$ 27,466

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 June 30, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 236,383	\$ 446
3 INTEREST REVENUE	-	10	10
4 TOTAL REVENUE	235,938	236,393	456
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	156	(1,344)
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	156	(1,344)
20 FUND BALANCE - ENDING	\$ 232,128	\$ 230,783	\$ (1,344)

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 June 30, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 192,869	\$ 192,662	\$ (207)
3 INTEREST REVENUE	-	4,055	4,055
4 TOTAL REVENUE	192,869	196,717	3,848
5 EXPENDITURES			
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 TOTAL EXPENDITURES	190,569	206,534	15,966
14 EXCESS OF REVENUE OVER (UNDER) EXP.	2,300	(9,817)	(12,117)
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	189,530	189,530	-
20 NET CHANGE IN FUND BALANCE	2,300	(9,817)	(12,117)
21 FUND BALANCE - ENDING	\$ 191,830	\$ 179,713	\$ (12,117)

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	DPMG M&C	Invoice: 406412 (Reference: Dec Billable expenses.) Invoice: 406487 (Reference: Monthly cont		4,364.49	1,337,002.61
01/13/2023	100094	Vesta Property Services	Invoice: 406555 (Reference: Amenity Services.)		232.77	1,336,769.84
01/13/2023	11323ACH3	Engage PEO	BOS MTG 1/05/23		142.60	1,336,627.24
01/13/2023	11323ACH1	George Smith, Jr	BOS MTG 1/05/23		184.70	1,336,442.54
01/13/2023	11323ACH3	Heidi Clawson	BOS MTG 1/05/23		184.70	1,336,257.84
01/13/2023	26	William Pellam	BOS MTG 1/05/23		184.70	1,336,073.14
01/19/2023	ACH 011923	Florida Department of Revenue	Sales Tax 4th Qt 2022		272.32	1,335,800.82
01/20/2023	1474	Mike Fasano. Pasco County Tax Collector	Negative Distribution		31.80	1,335,769.02
01/20/2023	100095	DCSI, Inc " Security & Sound"	Invoice: 30320 (Reference: Install wall mounted AV rack.)		1,198.00	1,334,571.02
01/20/2023	100096	Kutak Rock LLP	Invoice: 3168542 (Reference: Professional legal Services Rendered.) Invoice: 3168541 (Referer		2,825.00	1,331,746.02
01/23/2023	ACH1012323	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 11/18-12/19/22		157.27	1,331,588.75
01/23/2023	ACH2012323	Pasco County Utilities Services Branch	0 Community Center 11/18 - 12/19		129.35	1,331,459.40
01/23/2023	ACH 012323	Credit Card Purchases			1,368.89	1,330,090.51
01/27/2023	100097	Business Observer	Invoice: 23-00079P (Reference: Legal advertising- Notice of meeting.)		65.63	1,330,024.88
01/27/2023	100098	Johnson Engineering, Inc.	Invoice: 37 (Reference: Professional Engineering Services.)		425.00	1,329,599.88
01/27/2023	100099	Coastal Waste & Recycling, Inc.	Invoice: SW0000247527 (Reference: Monthly waste collection.)		87.83	1,329,512.05
01/30/2023			Deposit	800.00		1,330,312.05
01/31/2023	1475	Fencing Life LLC	Reference: Fence Repair.		29,076.75	1,301,235.30
01/31/2023		EOM Balance		16,713.36	850,331.69	1,301,235.30
02/01/2023	ACH020123	Duke Energy	Summary Bill -12/02-01/03 2023		16,145.68	1,285,089.62
02/02/2023	100100	Vesta Property Services, Inc.	Invoice: 406662 (Reference: Amenity Management services.)		6,139.83	1,278,949.79
02/03/2023	1476	Fencing Life LLC	Reference: Fence Repair at primrose		652.09	1,278,297.70
02/06/2023	100101	RedTree Landscape Systems	Invoice: 12569 (Reference: Grounds Maintenance.)		13,675.00	1,264,622.70

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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
06/02/2023	100163	Kutak Rock LLP	Invoice: 3225766 (Reference: Professional legal Services Rendered.) Invoice: 3225765 (Referer		3,305.57	1,009,475.87
06/02/2023	100164	Vesta Property Services, Inc.	Invoice: 410327 (Reference: Amenity Management services.)		6,139.83	1,003,336.04
06/02/2023	100165	Vesta Property Services	Invoice: 410328 (Reference: Monthly pool Maintenance.)		2,315.00	1,001,021.04
06/08/2023	01ACH060823	Frontier	Phone and Internet -05/15 - 06/14		196.21	1,000,824.83
06/08/2023	02ACH060823	Frontier	Phone and Internet - 5/15-6/14		100.99	1,000,723.84
06/08/2023	03ACH060823	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd. 4/6-5/8		71.80	1,000,652.04
06/09/2023	0609ACH1	Duke Energy	000 Sunlake Blvd Lite 4/18/23 - 5/16/23		347.72	1,000,304.32
06/13/2023			Deposit	2,515.25		1,002,819.57
06/15/2023	100166	DCSI, Inc " Security & Sound"	Invoice: 30804 (Reference: installation for new pool gate access control.) Invoice: 30803 (Re...		1,648.00	1,001,171.57
06/15/2023	100167	GHS LLC	Invoice: 2023-266 (Reference: Aquatic Maintenance Program.)		2,460.00	998,711.57
06/15/2023	100168	Home Team Pest Defense, Inc.	Invoice: 92462611 (Reference: HOA Conventional Pest Control service.)		300.00	998,411.57
06/15/2023	100169	Johnson Engineering, Inc.	Invoice: 5 (Reference: Professional Engineering Services.)		332.50	998,079.07

Long Lake Ranch CDD
Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
06/15/2023	100170	RedTree Landscape Systems	Invoice: 13771 (Reference: Grounds Maintenance.) Invoice: 13775 (Reference: repaired mainlir		17,530.35	980,548.72
06/15/2023	100171	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90093120 (Reference: services rendered regarding audited.)		3,950.00	976,598.72
06/15/2023	100172	Coastal Waste & Recycling, Inc.	Invoice: SW0000337953 (Reference: Monthly waste collection.)		85.96	976,512.76
06/19/2023	17ACH061923	Pasco County Utilities Services Branch	0 Community Center 4/19- 5/19		818.40	975,694.36
06/19/2023	18ACH061923	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 4/19- 5/19		157.27	975,537.09
06/22/2023	ACH 062223	Credit Card Purchases			1,795.71	973,741.38
06/26/2023	100173	Vesta District Services	Invoice: 410787 (Reference: May Billable Expenses.)		70.78	973,670.60
06/29/2023			Deposit	315.00		973,985.60
06/30/2023	ACH063023	Duke Energy	Summary Bill -05/02-06/01/2023		33,398.18	940,587.42
06/30/2023		EOM Balance		2,830.25	75,024.27	940,587.42

EXHIBIT 10

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 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. 3225766

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

Tish Dobson
Long Lake Ranch CDD
Vesta District Services
Suite 208
250 International Parkway
Lake Mary, FL 32746

Invoice No. 3225766
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

04/03/23	S. Sandy	Prepare for board meeting; review draft minutes
04/06/23	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same
04/07/23	S. Sandy	Prepare power washing and towing services agreement
04/10/23	D. Wilbourn	Prepare power washing agreement

TOTAL FOR SERVICES RENDERED \$2,060.00

TOTAL CURRENT AMOUNT DUE \$2,060.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 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. 3225765

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

Tish Dobson
Long Lake Ranch CDD
Vesta District Services
Suite 208
250 International Parkway
Lake Mary, FL 32746

Invoice No. 3225765
12123-1

Re: General Counsel

For Professional Legal Services Rendered

04/01/23	W. Haber	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
04/03/23	D. Wilbourn	0.20	31.00	Review executed maintenance agreements
04/06/23	S. Sandy	0.90	247.50	Confer with Dobson regarding County stormwater user fee and Vesta addendum; review Vesta proposal and prepare addendum regarding same; research County stormwater user fee
04/07/23	S. Sandy	1.20	330.00	Confer with Blair regarding Foxtail road maintenance; confer with Carraway and Zyndorf regarding pool access agreement
04/07/23	D. Wilbourn	0.60	93.00	Prepare amenity violation letter
04/11/23	D. Wilbourn	0.80	124.00	Prepare addendum to Vesta summer staffing agreement

KUTAK ROCK LLP

Long Lake Ranch CDD

May 31, 2023

Client Matter No. 12123-1

Invoice No. 3225765

Page 2

04/20/23	S. Sandy	0.60	165.00	Confer regarding Foxtail road turnover; follow-up with Blair regarding same
04/25/23	S. Sandy	0.10	27.50	Confer regarding audit request letter
04/25/23	D. Wilbourn	0.40	62.00	Prepare and transmit budget approval resolution
04/28/23	S. Sandy	0.10	27.50	Confer with Ruglig regarding fishing violation

TOTAL HOURS	5.20
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TOTAL FOR SERVICES RENDERED	\$1,223.00
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DISBURSEMENTS

Freight and Postage	22.57
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TOTAL DISBURSEMENTS	<u>22.57</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$1,245.57</u>
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Invoice

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

Invoice # 410327
Date 06/01/2023

Terms
Due Date 06/01/2023
Memo June'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



Invoice

Invoice # 410328
Date 06/01/2023

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

Terms
Memo Monthly Pool Maintena...

Bill To

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

Description	Quantity	Rate	Amount	Serial/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



410328



LONG LAKE RANCH

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	6/08/23
Billing Date	5/15/23
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	195.07
Payments Received Thru 5/09/23	-195.07
Thank you for your payment!	
Balance Forward	.00
New Charges	196.21
Total Amount Due	\$196.21

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

6790 0007 NO RP 15 05152023 YNNNNNNN 01 003610 0012

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



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

New Charges Due Date	6/08/23
Billing Date	5/15/23
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	100.99
Payments Received Thru 5/09/23	-100.99
Thank you for your payment!	
Balance Forward	.00
New Charges	100.99
Total Amount Due	\$100.99



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

6790 0007 NO RP 15 05152023 NNNNNNNN 01 000229 0001

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



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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
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: 18438853

Billing Date: 5/22/2023

Billing Period: 4/6/2023 to 5/8/2023

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 05/08/23	-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

Annual Water Quality Report: The 2022 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

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	6/8/2023

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

The Total Due will be electronically transferred on 06/08/2023.

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





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
30804	06/07/2023	\$1,299.00	06/22/2023	Net 15	

P.O. NUMBER
10540

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/04/2023	Access/ Gate:Service Reason for call: Start new pool gate access control. Tech notes: 5/4/23 - Ran wires for new pool gate to maglock, reader, and exit button (2 hours). 5/5/23 - Installed reader and maglock (2 hours). 5/9/23 - Installed exit button for new gate and tested system - OK (5 hours). Included: (1) E-942FC-1K3SQ 600lbs outdoor maglock (1) E-942F1300-2Q outdoor Z-Bracket for maglock (1) SD-6276-SS1Q enforcer piezoelectric illuminated exit button (1) Exit button back box Wire, installation, and programming included.	1	1,299.00	1,299.00

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

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

***Late Fees are 1.5% per month

BALANCE DUE

\$1,299.00



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
30803	06/07/2023	\$349.00	06/22/2023	Net 15	

P.O. NUMBER
10539

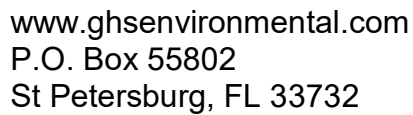
SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/04/2023	Access/ Gate:Service Reason for call: 1. Reinstall maglock & Z-Bracket on the repaired fence/gate (far left parking to playground). 2. Check reader from lake to field not working. Tech notes: 1. Pulled power wires up through new fence post & installed the maglock. 2. Installed new Z-Bracket on gate & tested - OK. 3. Checked reader not working from lake to field - opened up post & found wires were vandalized (ripped apart). Re-spliced the wires & tested the reader - OK. Instructed the manager to install security screws so the wires could not be accessed again by a regular screwdriver.	2	125.00	250.00
	Access/ Gate:Parts E-942F1300-ZQ outdoor Z-Bracket for maglock	1	99.00	99.00

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

\$349.00



Date: 6/3/2023
Invoice #: 2023-266

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

Due Date	Service Date:
7/3/2023	May 2023

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	30.00%	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



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

Invoice and detailed service report

INVOICE #: 92462611

WORK DATE: 05/31/2023

BILL-TO 3276011

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

Phone: 813-406-4423

LOCATION 3276011

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

Phone: 813-406-4423

Alt. Phone: 303-888-1052 xBill

Time In: 5/31/2023 8:53:00 AM
Time Out: 5/31/2023 10:10:39 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Branden Dearth

License #:

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

Today's Service Comments

Hi Mr/Ms,

Today's 6-Point Advantage Service:

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

Today's Service Comments:

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

Curbside Call was completed, yes.

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

Your next scheduled service month will be in August.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	3.0000 Pound	3.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Millipede							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Patrol		100-1066	9.7000%	0.0120	Lambda-cyhalothrin	4.5000 Gallon	0.7130 Fluid Ounce
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		432-1514	4.7500%	0.0300	Deltamethrin	18.0000 Fluid Ounce	0.1137 Fluid Ounce
Areas Applied: Exterior entry points							

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

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Invoice

May 22, 2023

Project No: 20192175-002

Invoice No: 5

Project Manager Philip Chang

FEID #59-1173834

Tish Dobson

Long Lake Ranch CDD

c/o DPFG

250 International Pkwy, Suite 208

Lake Mary, FL 32746

Project 20192175-002 Long Lake Ranch Utility Building Site Plan

20192175-002

Long Lake Ranch Utility Bldg Site Plan

Work Authorization Number 2022-001

Professional Services through May 7, 2023

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
01	Utility Bldg Civil Site Plan Permitting	7,000.00	NTE	21 %	1,465.00	1,132.50	332.50	5,535.00
	Totals	7,000.00			1,465.00	1,132.50	332.50	5,535.00

SUB-TOTAL PROFESSIONAL SERVICES: **332.50**

INVOICE TOTAL: **332.50**

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
01 - Utility Bldg Civil Site Plan Permitting			
Professional 6			
Chang, Philip	4/12/2023	.75 Hrs @ 190.00	142.50
Pre-construction meeting			
Chang, Philip	4/14/2023	1.00 Hrs @ 190.00	190.00
Research files to search for original Foxtail Amenity Center plans			
Search County permit files for submittal docs;			
01 - Utility Bldg Civil Site Plan Permitting Total	1.75		332.50

W-9 Can be found at our Website: www.johnsonengineering.com

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

Invoice 13771



BILL TO Long Lake Ranch Community Development District 250 International Parkway, Suite 280 Lake Mary, FL 32746 USA	DATE 06/01/2023	PLEASE PAY \$13,675.00	DUE DATE 06/01/2023
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ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance Monthly Grounds Maintenance	1	13,675.00	13,675.00
For the service month of this billing, kindly refer to the date on the invoice. Thank you!			

TOTAL DUE	\$13,675.00
------------------	--------------------

THANK YOU.

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

Invoice 13775



BILL TO Long Lake Ranch Community Development District 250 International Parkway, Suite 208 Lake Mary, FL 32746 USA	DATE 05/31/2023	PLEASE PAY \$2,171.35	DUE DATE 05/31/2023
--	---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed on 4/20, 4/21 & 4/22			
Repaired mainline leak on exit side of Lake Mount North and South side of Higgins on Lake Mount Drive, second leak was on south side of Higgins on Lake Mount:			
Sales 4" tee	1	30.50	30.50
Sales 4" x 2" RB	1	12.50	12.50
Sales 4" slip fix	1	90.00	90.00
Sales 2" SCH 40 PVC white, per foot	11	1.60	17.60
Sales 2" couplings	3	2.00	6.00
Sales 2" 90's	2	3.00	6.00
Sales 2" brass valve	1	65.75	65.75
Sales 2" MA	4	4.50	18.00
Sales Labor for total of (3) techs / 35 hours	35	55.00	1,925.00

TOTAL DUE **\$2,171.35**

THANK YOU.

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

Invoice 13790



BILL TO Long Lake Ranch Community Development District 250 International Parkway, Suite 208 Lake Mary, FL 32746 USA	DATE 05/31/2023	PLEASE PAY \$184.00	DUE DATE 05/31/2023
--	---------------------------	-------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 5/26/23:			
Repaired multiple drip breaks on exit side of clubhouse flooding sidewalk: rodent/animal damage			
Sales Drip coupling	25	0.50	12.50
Sales Drip line, per foot	30	1.00	30.00
Sales Drip tees	5	0.80	4.00
Sales Labor - technician	2.50	55.00	137.50

TOTAL DUE \$184.00

THANK YOU.

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

Invoice 13801



BILL TO

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

DATE
05/31/2023

PLEASE PAY
\$1,500.00

DUE DATE
05/31/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 5/3/23:			
Amenities Bldg:			
Clubhouse adding battery timers to valves not working from timer that has new plants			
Sales	6	195.00	1,170.00
Hunter Node 100 with batteries			
Sales	6	55.00	330.00
Labor - technician			

TOTAL DUE **\$1,500.00**

THANK YOU.

Dibartolomeo, McBee, Hartley & Barnes, PA

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

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

June 5, 2023
Invoice: 90093120

Services rendered regarding audited financial statements for the year ended September 30, 2022. \$3,950.00

Invoice Total **\$3,950.00**

INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
3,950.00	0.00	0.00	0.00	3,950.00

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 SW0000337953
Page Page 1 of 1
Date 06/01/2023
Customer 16948
Site 0
PO Number
Due Date 06/26/2023

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 - Jun	MONTHLY - WASTE COLLECTION (Jun 01/23 - Jun 30/23)		\$80.00	1.00	\$80.00
01 - Jun	ADMIN FEE - MONTHLY (Jun 01/23 - Jun 30/23)		\$3.95	1.00	\$3.95
01 - Jun	FUEL SURCHARGE				\$2.01
	SITE TOTAL				\$85.96

Account Status

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

INVOICE TOTAL	\$85.96
----------------------	----------------

Invoice SW0000337953
Page Page 1 of 1
Date 06/01/2023
Customer 16948
Site 0
PO Number
Due Date 06/26/2023

Please return this portion with payment to:

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

AMOUNT REMITTED	
------------------------	--

0025756SW0169480000SW0000337953000000085965



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: 18491920

Billing Date: 6/2/2023

Billing Period: 4/19/2023 to 5/19/2023

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	4/19/2023	22422	5/19/2023	22549	30	127

Usage History

Water

Irrigation

May 2023	127
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

Transactions

Previous Bill	83.99
Payment 05/19/23	-83.99 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Charges 50.0 Thousand Gals X \$3.24	162.00
Water Charges 25.0 Thousand Gals X \$6.49	162.25
Water Charges 52.0 Thousand Gals X \$8.76	455.52
Total Current Transactions	818.40
TOTAL BALANCE DUE	\$818.40

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 818.40

Total Balance Due \$818.40
Due Date 6/19/2023

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

**The Total Due will be electronically
transferred on 06/19/2023.**

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: 18491935

Billing Date: 6/2/2023

Billing Period: 4/19/2023 to 5/19/2023

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	4/19/2023	328	5/19/2023	331	30	3

Usage History

Water

May 2023	3
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

Transactions

Previous Bill	174.31
Payment 05/19/23	-174.31 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	3.0 Thousand Gals X \$2.04 6.12
Sewer	
Sewer Base Charge	93.08
Sewer Charges	3.0 Thousand Gals X \$6.48 19.44
Total Current Transactions	157.27
TOTAL BALANCE DUE	\$157.27

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

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 157.27

Total Balance Due \$157.27
Due Date 6/19/2023

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

The Total Due will be electronically transferred on 06/19/2023.

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





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 05/31/2023
Invoice # 410787

In Reference To:

May 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
LOWE'S - Supplies	1		17.85
Billable Expenses			
Nina Adhav - Tish Dobson			17.62
April Odom to American Power Washing			35.31
Total Billable Expenses			52.93
Total			70.78



duke-energy.com
877.372.8477

Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Jun 9, 2023
For service May 2 - Jun 1
31 days

Billing summary

Previous Amount Due	\$10,430.96
Payment Received May 30	-10,430.96
Current Electric Charges	5,302.74
Current Lighting Charges	7,951.49
Other Charges and Credits	19,967.93
Taxes	176.02
Total Amount Due Jun 30	\$33,398.18

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

Collective account number **9300 0001 2497**

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.79
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	401.33
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

RECEIVED JUN 16 2023

RECEIVED JUN 19 2023

fb.def.duke.bills.20230608211541.24.apr-239-000000002

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

\$33,398.18
by Jun 30

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

000120 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

88930000012497000660000000000000333981800033398189

EXHIBIT 11

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (the “Board”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2023, and ending on September 30, 2024 (the “FY 2023-2024”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2023-2024 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 3, 2023.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

William Pellan
Chair of the Board of Supervisors

**Notice of Meetings
Fiscal Year 2023-2024
The Long Lake Ranch
Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2023-2024 Regular Meetings of the Board of Supervisors of the Long Lake Ranch Community Development District shall be held the 1st Thursday of every month at 6:00 p.m. at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558. The meeting dates are as follows [exceptions are noted below]:

October 5, 2023
November 2, 2023
December 7, 2023
January 4, 2024
February 1, 2024
March 7, 2024
April 4, 2024
May 2, 2024
June 6, 2024
July 4, 2024 – Independence Day – Vesta Office Closed
August 1, 2024
September 5, 2024

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time, and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, FL 32756 at (321) 263-0132, Ext. 285, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Vesta District Services at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the 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.

DPFG, District Management

EXHIBIT 12

Blue Water Aquatics, Inc.

5119 State Road 54

New Port Richey, FL 34652

727-842-2100

office@bluewateraquaticsinc.com

www.bluewateraquaticsinc.com

**Estimate****ADDRESS**

Long Lake Ranch CDD

c/o Vesta District Services

250 International Parkway, Ste 208

Lake Mary, FL 32746

ESTIMATE

2023-1005

DATE

07/26/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair	Replace Grundfos motor 4", 230V, 1 phase Replace Grundfos pump 4", 230 GPM Replace Grundfos control box	1	2,599.09	2,599.09
	Fountain Repair	Replace 3 500Q Par 56 MFL bulbs	3	52.78	158.34
	Labor	Total labor charge	1	681.00	681.00

An LED upgrade kit is available for this model. The current housings only accept halogen bulbs. The kit includes new brass housings and LED bulbs. This option is \$1,759.61. The 3 halogen bulbs would be deducted from the total. The total with the upgrade would be \$5,039.70.

SUBTOTAL	3,438.43
TAX	0.00
TOTAL	\$3,438.43

Accepted By

Accepted Date

THANK YOU for choosing Blue Water Aquatics, Inc.!

Page 1 of 1

EXHIBIT 13



Fountain Inspection & Cleaning Agreement

This fountain inspection and cleaning agreement, dated July 5, 2023, and with an anticipated start date of **August 1, 2023**, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **Long Lake Ranch CDD** (hereinafter the “Customer”), c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746.

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

General Conditions: Blue Water Aquatics will perform quarterly fountain inspection and cleaning services on **five (5) existing Vertex 5HP, 230-volt floating fountains** on behalf of the Customer in accordance with the term and conditions of this agreement as follows:

- | | |
|---|-----------------|
| ⇒ Submersible Pump – Inspect and clean the pump intake screens | Included |
| ⇒ Electrical Panel – Inspect, and test current reading of motor | Included |
| ⇒ Lights & Lenses – Inspect, and clean the lights and lenses | Included |
| ⇒ Power Cables – Inspect power cables, as necessary | Included |
| ⇒ Float – Inspect and clean all surfaces of the float | Included |
| ⇒ Tie-Downs/Mooring Lines – Inspect all tie-downs / mooring lines | Included |
| ⇒ Timer(s) – Inspect timer(s) and reset, as necessary | Included |
| ⇒ Display Heads, Jets & Rings – Inspect and clean each part and disassemble the parts, <i>if needed</i> to clean orifice impediments | Included |

Total Fountain Inspection & Cleaning Contract Amount	\$750.00/quarterly
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No parts or special repairs are included in our cleaning / maintenance agreement. Any parts or repair costs will be invoiced separately. Any service calls for fountain repairs outside of this agreement will be invoiced separately at time and materials, with a one-hour minimum charge. Blue Water Aquatics does not assume responsibility for parts failure.

The above price is effective for ninety (90) days from the date of this proposal.

Customer is aware that weather conditions such as, but not limited to, rain, cloud cover and wind may cause a delay in service. In which case, Blue Water Aquatics will perform the service as soon as reasonably possible. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement.



Third Party Fees: Customer agrees to reimburse Blue Water Aquatics for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals.

Payment of Services: Customer agrees to pay Blue Water Aquatics within forty-five (45) days of invoice for work performed. *Accepted forms of payments are Cash, Check, Money Order, Zelle, ACH or Credit Card (credit card payments will incur a 3.5% credit card fee for every credit card transaction).* Any account over thirty (30) days past due is subject to suspension of future work under this Agreement. The Customer is responsible for all money owed on the account from the time it was established to the time Blue Water Aquatics receives a written notice of termination of services under the terms of this Agreement. If the account of Customer is not fully paid within sixty (60) days after the date of any invoice for work performed pursuant to this Agreement, Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

Disclaimer: While Blue Water Aquatics makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work. Such conditions may result in additional time or material costs that exceed this contract pricing. Should this occur, the Customer will be notified of these unforeseen circumstances or conditions and what the anticipated costs may be.

By signing this Agreement, the Customer acknowledges that they have informed Blue Water Aquatics of all known and relevant current site conditions that would be reasonable to successfully complete the contracted work. (Possible conditions may include: site access, site parking, staging areas, fencing, obstructions or gate codes)

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as "Additional Insured" may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

E-Verify: Blue Water Aquatics utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Early Termination: Either party shall have the right to terminate this Agreement with thirty (30) days' written notice.

Automatic Renewal: This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.



Written Notice: All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).

E-Verify: Blue Water Aquatics utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Addenda: See attached map, survey, and report (where applicable).

*Christopher Thompson, President
Blue Water Aquatics, Inc.*

Customer Signature

Printed Name & Title

07/05/2023

Date

Date

LONG LAKE RANCH CDD Fountain Map

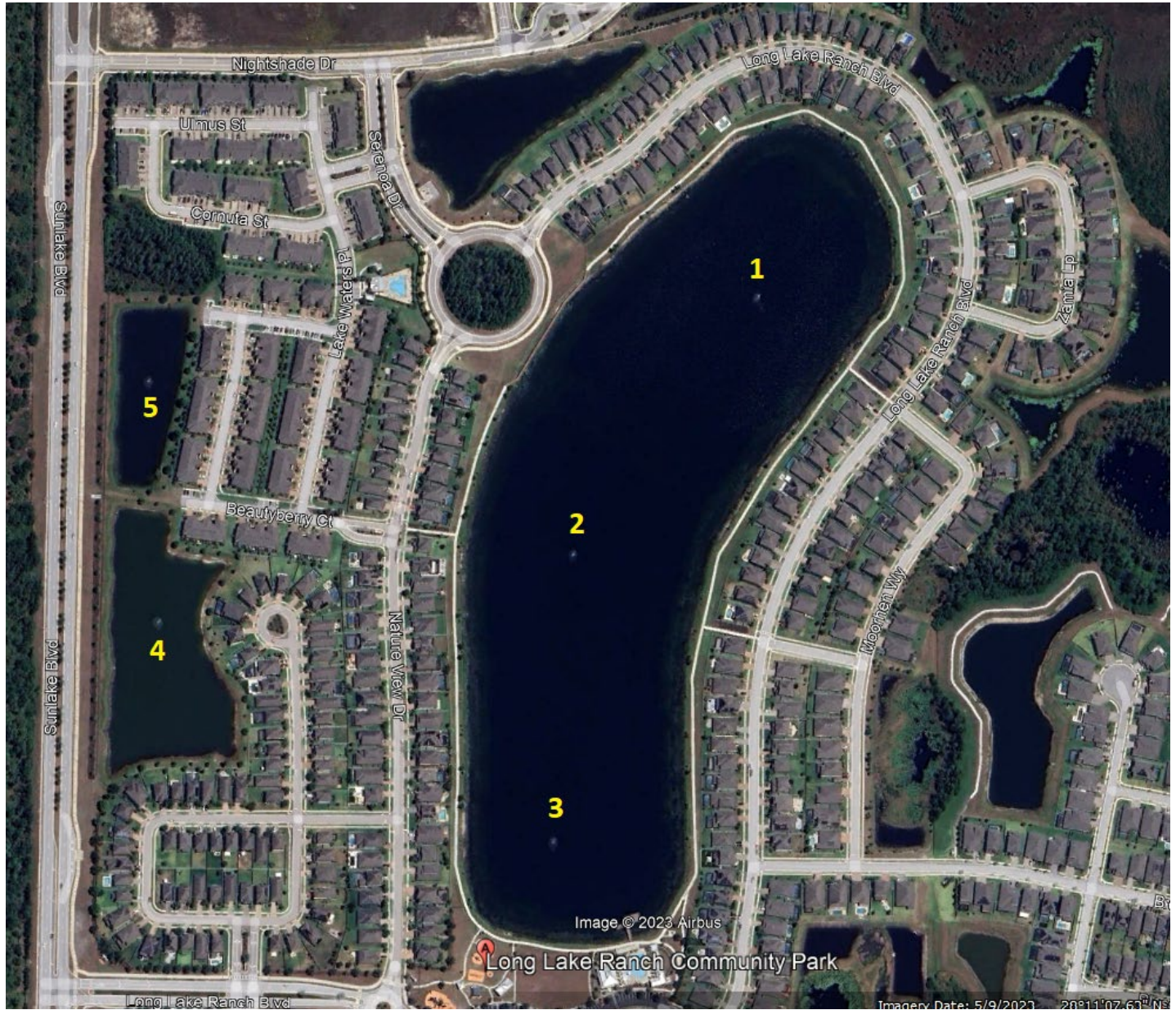


EXHIBIT 14

Aquatic Services Report

Technician

Chris Thompson

Job Details

Service Date	7/7/2023
Customer	Long Lake Ranch CDD
Weather Conditions	Partly Cloudy
Wind	W @ 5 mph
Temperature	89
Multiple Sites Treated	No
Pond Number	1
Service Performed	Inspection
Work Performed	<input checked="" type="checkbox"/> Fountain <input checked="" type="checkbox"/> Special Service Agreement
Equipment Used	<input checked="" type="checkbox"/> Other
D/Oxygen	N/A
Water Level	Medium
Restrictions	Nond
Observations/Recommendations	I inspected the damage and replaced 10ft of schedule 40 conduit. During my inspection, I found additional damage to the power cable further out in the water. This damage was likely from an animal nibbling on the cable. I replaced an additional 13 ft of 8 AWG cable. I spliced in the cable with a 3M waterproof splice kit and returned the fountain to service after resetting the timer.

Pictures of Work Completed

Aquatic Services Report



Schedule 40 conduit



Extended conduit



waterproof splice



waterproof insulating wrap

Aquatic Services Report



Animal bite



Animal bite

EXHIBIT 15

Long
Lake
Ranch
USA



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.
- 10) Garden meeting on July 9, 2023 at 10 AM.



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 June 26th and July 6th LLR residents were notified they could start harvesting "sweet basil".

During our July 6th CDD meeting I requested permission to start installing a CDD Community Garden shade.



Jul 9, 2023 at 10:29:51 AM



Jul 9, 2023 at 10:30:24 AM





Long
Lake
Ranch
USA

