



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

Advanced Meeting Package

Regular Meeting

***Thursday
September 7, 2023
6:00 p.m.***

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

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

Long Lake Ranch Community Development District

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

Board of Supervisors
Long Lake Ranch Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District is scheduled for **Thursday, September 7, 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, September 7, 2023
Time: 6:00 PM
Location: Long Lake Ranch Amenity
Center, 19037 Long Lake Ranch
Blvd., Lutz, FL 33558

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

Meeting ID: 913 989 9080

Passcode: 842235

Zoom Link:

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

Revised Agenda

- I. Call to Order/Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. Supervisor Comments**
- V. Staff Reports**
 - A. Landscaping & Irrigation
 - 1. Red Tree Report – Verbal
 - 2. RedTree Proposals (if any)
 - B. Aquatic Services
 - 1. **Presentation of Aquatics Treatment Report** [Exhibit 1](#)
 - 2. **Presentation of Fountains Report** [Exhibit 2](#)
 - C. District Engineer
 - D. District Counsel
 - E. Clubhouse Manager
 - 1. Presentation of Clubhouse Manager Report – *To Be Distributed*
 - F. District Manager
 - 1. **Presentation of District Manager & Field Operations Report** [Exhibit 3](#)
- VI. Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 3, 2023 [Exhibit 4](#)
 - B. **Consideration for Acceptance – The July 2023 Unaudited Financial Report** [Exhibit 5](#)
 - C. Consideration for Acceptance – The July 2023 Operations & Maintenance Expenditures [Exhibit 6](#)

VII. Business Items

- A. Discussion of Lakeside Drainage Proposals – Supervisor Thompson
- B. Presentation of LLS Tax Solutions Arbitrage Report – 2014 A-1, [Exhibit 7](#)
A-2
- C. Consideration of LLS Tax Solutions Arbitrage Engagement Letter [Exhibit 8](#)
- D. Consideration of Pool Resurfacing Proposal Options [Exhibit 9](#)
 - 1. Cooper Pools
 - 2. Pool Doctor, The
 - 3. Pool Works, The
- E. Consideration of American Illuminations & Décor Holiday Lighting Proposal [Exhibit 10](#)

VIII. Supervisors Requests

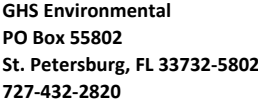
IX. Audience Comments – New Business

X. Next Meeting Quorum Check: October 5th, 6:00 PM

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

XI. Adjournment

EXHIBIT 1



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**

[illegible]

EXHIBIT 2



The Lake Doctors, Inc.

Aquatic Management Services®

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 729425 **LONG LAKE RANCH**
Site Information: 19037 Long Lake Ranch Blvd , Lutz, FL 33558-
Customer Billing Information: 19037 Long Lake Ranch Blvd , Lutz FL 33558-
Service Branch Information: 12795 59th Way N
(727) 544-7644
Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Fountain Cleaning Service -
Work Order Number: 1818681
Completed Date: 8/31/2023
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Cleaned fountains.

Environmental Conditions

Weather:
Temperature: 0
Wind Direction: null
Wind Speed: 0
Humidity:

Cleaned Fountain(s)

Services Completed by:

Customer Signature (if needed):

Chris Amato

Christopher Amato



American Owned
& Operated

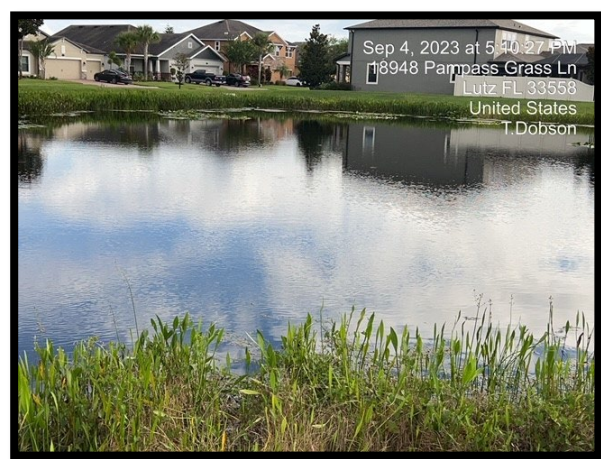
EXHIBIT 3



LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Aquatics

August 2023



Pond and Lake Management:

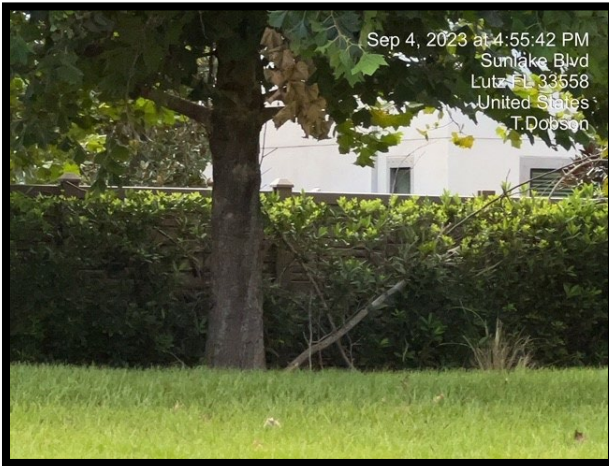
Subsurface and surface algae and invasive vegetation are visible along the perimeters of a few waterways. GHS is working diligently to eradicate the blooms. Otherwise, the ponds are in good shape.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Landscape Maintenance



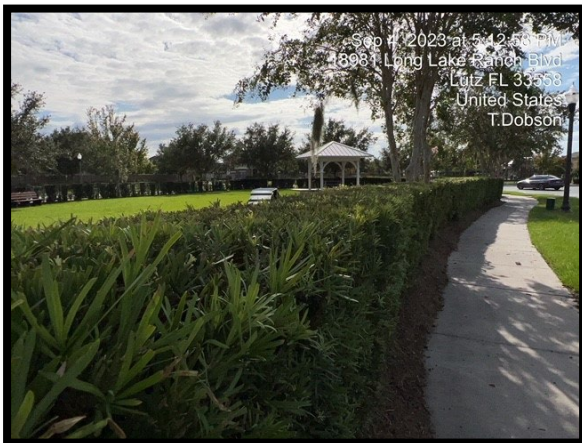
Enhancement Plan: The new vegetation is beginning to rebound with visible signs of new growth throughout the community. Recommend continual monitoring.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

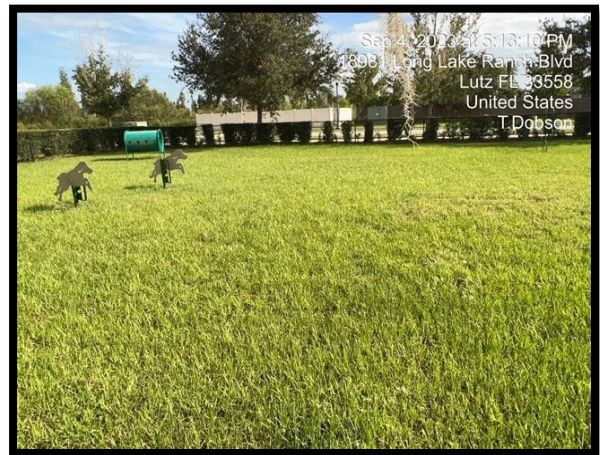
Hedges / Shrubs: Most of the shrubs and hedges are in good condition. Recommend pruning the hedges/shrubs throughout the community during the same service so there is more consistency. There are a few areas that have the roller coaster look.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Mowing: The turf color is a constant medium green throughout the community. Most of the turf has bounced back from the drought conditions we experienced earlier this year.



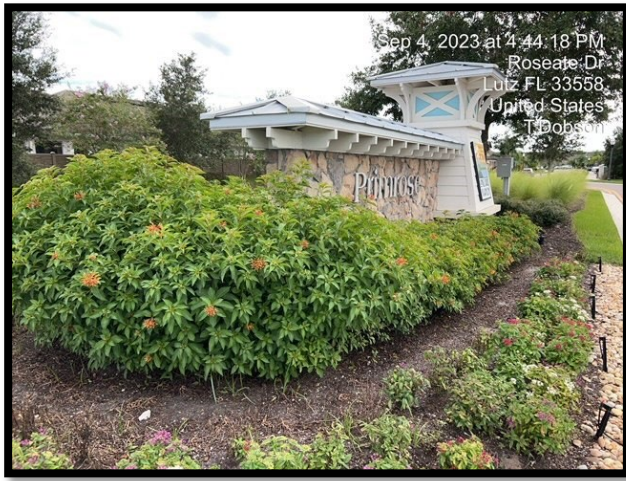
Bed Maintenance: Weed control continues to be an issue in specific beds, but there appears to be less weeds this month. Recommend removing fallen tree branches and other debris before it hinders the growth pattern.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Bed Maintenance. Continued.



Observations & Recommendations



Moss: Recommend removing the moss from the trees in high visibility areas.

Weed Control/Edging: The hedge line on the perimeter of the Primrose mailbox kisok yard may have been missed in the last month.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT



Ornamental Grasses: The ornamental grass beds need to be treated for Spider Mites and then trimmed back.

Long Lake Ranch Sod (Warranty Work): The section of sod that was replaced last fall has failed. This should be replaced as warranty work.

Erosion Repair: Site Masters is scheduled to complete the erosion repair on Daggerwing by Friday, September 8th.

*All of these observations were reported to RedTree.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

District Manager Report

August Highlights

Audit (Reserves):

Request to add all reserve and capital improvements expenses on the Audit for clarity. The request can be fulfilled on the next Audit as this Audit was already submitted to the State of Florida.

Big Lake Drainage:

Board Liaison Darrell Thompson requested proposals from several contractors.

Fountains:

Blue Water Aquatics is in the process of repairing the fountains.
Lake Doctors was notified of the termination.

Parking Policy:

Drafting precise verbiage to identify the exact parking spots for "Guest/Resident" parking in Foxtail.

Phil Chang to advise if the District is permitted to paint the curb/backstop to offer a visual reference or if we are only permitted to use signage. The (87) Shoebox fixtures & (88) poles were transferred off the account to Pasco Co.

Signage Project:

Working with the vendor on the verbiage.

Site Visits:

8/3, 8/5, 8/8, 8/12, 8/16, 8/20, 8/24, 8/27, 8/29, 8/31

Sunlake Roadway Lighting:

acct# 910089442966: (88) poles & (87) lights (Shoebox – Roadway fixtures) should have been transferred. The decorative lights & poles should not have been but were inadvertently. The decorative poles and usage added back to the account.



EXHIBIT 4

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting & Budget Public Hearing of the Board of Supervisors of the Long Lake
5 Ranch Community Development District was held on Thursday, August 3, 2023 at 6:00 p.m. at the Long
6 Lake Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

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

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

9 Present and constituting a quorum were:

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

15 Also present were:

16 Tish Dobson	District Manager, Vesta District Services
17 Sarah Sandy (<i>via phone</i>)	District Counsel, Kutak Rock LLP
18 John Burkett	RedTree Landscaping
19 Pete Lucadano	RedTree Landscaping
20 Doug Ruhlig	Community Manager
21 Pete Roamer	Resident
22 Jeanine Scully	Resident
23 Christine Morrell	Resident
24 Heather Kruell	Resident
25 Jim Koford (<i>via phone</i>)	Resident

26
27 *The following is a summary of the discussions and actions taken at the August 3, 2023 Long Lake Ranch*
28 *CDD Board of Supervisors Regular Meeting.*

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

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

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

33 Mr. Roamer commented on the City of St. Petersburg fencing concerns. He requested that the CDD
34 consider adding shrubs as a screening of the City of St. Petersburg's well field fence. Discussion
35 ensued.

36 Mr. Koford noted that the white pickleball net should be discarded and that the green pickleball net
37 is rusting. He also suggested the need for new pickleball equipment when the rainy season
38 concludes and to touchup the courts after the rainy season. He also noted some landscape concerns.

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

40 There being none, the next item followed.

41

42

FIFTH ORDER OF BUSINESS – Public Hearings

A. FY 2024 Budget Public Hearing

1. Open the Public Hearing

On a MOTION by Mr. Pellan, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board opened the FY 2024 Budget Public Hearing, for the Long Lake Ranch Community Development District.

2. Exhibit 1: Presentation of Public Notices

3. Exhibit 2: Presentation of FY 2023-2024 Budget

4. Public Comments

Supervisor Smith asked that the assessment's payments be fixed to reflect the payments from the residents that do not pay during the discount period.

5. Close the Public Hearing

On a MOTION by Mr. Smith, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board closed the FY 2024 Budget Public Hearing, for the Long Lake Ranch Community Development District.

6. Exhibit 3: Consideration & Adoption of **Resolution 2023-05**, Adopting Fiscal Year 2023-2024 Budget

On a MOTION by Mr. Twomey, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board adopted **Resolution 2023-05**, Adopting Fiscal Year 2023-2024 Budget, for the Long Lake Ranch Community Development District.

B. FY 2024 O&M Assessments Public Hearing

1. Open the Public Hearing

On a MOTION by Ms. Clawson, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board opened the FY 2024 O&M Assessments Public Hearing, for the Long Lake Ranch Community Development District.

2. Public Comments

There being none, the next item followed.

3. Close the Public Hearing

On a MOTION by Mr. Smith, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board closed the FY 2024 O&M Assessments Public Hearing, for the Long Lake Ranch Community Development District.

4. Exhibit 4: Consideration & Adoption of **Resolution 2023-06**, Annual Assessments

On a MOTION by Mr. Smith, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board adopted **Resolution 2023-06**, Annual Assessments, for the Long Lake Ranch Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Landscaping & Irrigation

1. Red Tree Report

Mr. Lucadano and Mr. Burkett gave an update on the landscaping and irrigation work that was done in the month of July.

Discussion ensued regarding ways to protect the community's assets from lightning strikes and power surges due to lightning strikes.

Discussion ensued regarding the condition and the removal of the palms at Beautyberry Ct.

This item was not originally on the agenda.

On a MOTION by Mr. Smith, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board approved the Red Tree Removal of Two Declining Palms at Beautyberry Ct. proposal, in the amount of \$1,400.00, for the Long Lake Ranch Community Development District.

Discussion ensued regarding flagging the Gopher Tortoise area on Sunlake Blvd.

Discussion ensued regarding a mower hitting the new fence.

Discussion ensued regarding the tree trimming project.

Discussion ensued regarding the big lake drainage proposal.

2. Red Tree Proposals (if any)

There being none, the next item followed.

B. Aquatic Services

1. Exhibit 5: Presentation of Aquatics Treatment Report

Discussion ensued regarding the condition of the ponds with the recent weather conditions taken into account.

C. District Engineer

There being none, the next item followed.

D. District Counsel

There being none, the next item followed.

E. Clubhouse Manager

1. Exhibit 6: Presentation of Clubhouse Manager Report

Mr. Ruhlig presented his report and updates for the Board. Discussion ensued regarding kids jumping the fence/gate afterhours.

Discussion ensued regarding the possible replacement of the clubhouse toilets.

Discussion ensued regarding pickleball net equipment repair.

Discussion ensued regarding access cards.

F. District Manager

1. Exhibit 7: Presentation of District Manager & Field Operations Report

Ms. Dobson presented her report and updates for the Board. Discussion ensued regarding signage.

2. Discussion of Primrose Well-Field Fencing Project

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held July 6, 2023

B. Exhibit 9: Consideration for Acceptance – The June 2023 Unaudited Financial Report

Discussion ensued regarding the reserve schedule, capital improvements, and reserve expenses.

C. Exhibit 10: Consideration for Acceptance – The June 2023 Operations & Maintenance Expenditures

On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved the Consent Agenda, with the requested changes to be made, for the Long Lake Ranch Community Development District.

EIGHTH ORDER OF BUSINESS – Business Items

A. Exhibit 11: Consideration & Adoption of **Resolution 2023-07**, Designating Dates, Times, & Location for the FY24 Meetings

The Board requested that the July 4, 2024, meeting be moved to July 11, 2024.

On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board adopted **Resolution 2023-07**, Designating Dates, Times, & Location for the FY24 Meetings, for the Long Lake Ranch Community Development District.

B. Consideration of Lakeside Drainage Proposals

This item was tabled to the September meeting.

C. Exhibit 12: Consideration of Blue Water Aquatics Fountain Repair Proposal

Discussion ensued regarding repairs.

On a MOTION by Ms. Clawson, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the Blue Water Aquatics Fountain Repair proposal, for the Long Lake Ranch Community Development District.

D. Exhibit 13: Consideration of Blue Water Aquatics Fountain Maintenance Proposal

On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved the Blue Water Aquatics Fountain Maintenance proposal, in the amount of \$750.00 on a quarterly basis, for Long Lake Ranch Community Development District.

E. Exhibit 14: Presentation of Blue Water Aquatics Fountain Repairs Report

F. Exhibit 15: Presentation of CDD Volunteer Update

NINTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 7, 6:00 PM

All 5 Supervisors in attendance indicated that they would be able to attend the next meeting, scheduled for September 7, 2023, in person, constituting a quorum.

TWELFTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Pellán, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:05 p.m. for the Long Lake Ranch Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on September 7, 2023.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 5

Long Lake Ranch Community Development District

Financial Statements
(Unaudited)

Preliminary

July 31, 2023

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

	FY 2023 Month of October	FY 2023 Month of November	FY 2023 Month of December	FY 2023 Month of January	FY 2023 Month of February	FY 2023 Month of March	FY 2023 Month of April	FY 2023 Month of May	FY 2023 Month of June	FY 2023 Month of July	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	\$ 13,818	\$ -	\$ -	\$ -	\$ 1,165,951	\$ 1,165,951	\$ -	100%
4 ASSESSMENTS LEVIED (ADDITIONAL GROSS ON-ROLL)							594	420	1,373	-	2,388	74,422	(72,035)	3%
5 ADDITIONAL REVENUE														
6 TENNIS	-	120	240	-	120	120	120	240	120	-	1,080	1,440	(360)	75%
7 ROOM RENTALS	-	125	180	-	-	180	-	180	120	-	785	150	635	523%
8 INTEREST	-	-	-	-	-	-	-	-	-	-	-	125	(125)	0%
9 ADVERTISEMENT RENTAL	800	1,600	800	800	-	800	1,600	800	800	-	8,000	-	8,000	
10 MISC. REVENUE	-	125	-	-	75	75	-	50	725	-	1,050	-	1,050	
11 FUND BALANCE FORWARD (removed)	-	-	-	-	-	-	-	-	-	-	-	-	-	
12 TOTAL REVENUE	\$ 800	\$ 231,777	\$ 890,881	\$ 9,464	\$ 17,133	\$ 8,239	\$ 16,132	\$ 1,690	\$ 3,138	\$ -	\$ 1,179,253	\$ 1,242,089	\$ (62,835)	95%
13 EXPENDITURES														
14 ADMINISTRATIVE														
15 SUPERVISORS - REGULAR MEETINGS	\$ 600	\$ 800	\$ 600	\$ 600	\$ 600	\$ 400	\$ 600	\$ 400	\$ -	\$ 600	\$ 5,200	\$ 10,000	\$ (4,800)	52%
16 SUPERVISORS - WORKSHOPS	-	-	-	-	-	600	-	600	-	-	1,200	2,000	(800)	60%
17 PAYROLL TAXES (BOS)	46	61	46	46	46	77	46	77	-	46	490	734	(245)	67%
18 PAYROLL SERVICES FEES	50	50	51	51	51	102	50	100	-	50	554	600	(46)	92%
19 DISTRICT MANAGEMENT	1,667	1,638	1,694	1,622	1,667	1,667	1,667	1,667	1,667	1,667	16,620	20,000	(3,380)	83%
20 ADMINISTRATIVE	917	917	917	917	917	917	917	917	917	917	9,167	11,000	(1,833)	83%
21 ACCOUNTING	917	917	917	917	917	917	917	917	917	917	9,167	11,000	(1,833)	83%
22 ASSESSMENT ROLL PREPERATION	417	417	417	417	417	417	417	417	417	417	4,167	5,000	(833)	83%
23 DISSEMINATION AGENT	3,000	-	-	-	-	-	-	-	-	-	3,000	3,000	-	100%
24 DISTRICT COUNSEL	(1)	2,892	2,243	2,825	3,116	2,578	3,778	3,306	3,118	2,060	25,914	32,000	(6,086)	81%
25 DISTRICT ENGINEER	298	968	-	425	553	425	383	1,225	260	-	4,535	13,500	(8,965)	34%
26 ARBITRAGE REBATE CALCULATION	-	-	500	-	-	-	-	-	-	-	500	650	(150)	77%
27 TRUSTEE FEES	4,041	-	4,041	-	-	-	-	-	3,933	-	12,014	15,701	(3,687)	77%
28 BANK FEES	-	-	-	-	-	-	-	53	-	-	53	150	(97)	35%
29 AUDITING	-	-	-	-	-	-	-	-	3,950	-	3,950	6,000	(2,050)	66%
30 REGULATORY PERMITS AND FEES	175	-	-	-	-	-	-	-	-	-	175	175	-	100%
31 TAX COLLECTOR/PROPERTY TAXES	-	-	225	-	-	-	-	150	-	-	375	250	125	150%
32 SALES TAX	189	-	-	272	-	-	148	-	-	280	889	-	889	
33 LEGAL ADVERTISING	-	-	66	66	68	145	66	66	94	1,478	2,047	1,500	547	136%
34 WEBSITE HOSTING	1,538	-	-	-	-	-	-	-	-	-	1,538	1,600	(63)	96%
35 TOTAL ADMINISTRATIVE	13,852	8,659	11,715	8,156	8,350	8,243	8,986	9,892	15,271	8,431	101,554	134,860	(33,306)	75%
36 INSURANCE														
37 GENERAL LIABILITY/PROPERTY INSURANCE	20,564	-	-	-	-	-	465	-	-	-	21,029	22,628	(1,599)	93%
38 TOTAL INSURANCE	20,564	-	-	-	-	-	465	-	-	-	21,029	22,628	(1,599)	93%
39 UTILITIES														
40 UTILITIES - ELECTRICITY	3,730	3,586	3,632	5,282	4,793	4,716	5,222	5,469	5,303	4,564	46,297	90,000	(43,703)	51%
41 UTILITIES - STREETLIGHTS	10,809	10,805	10,807	11,208	9,015	5,248	4,955	5,657	28,443	8,456	105,404	150,000	(44,596)	70%
42 UTILITIES - WATER/SEWER	763	272	279	358	279	575	653	330	1,047	1,739	6,295	25,000	(18,705)	25%
43 UTILITIES - SOLID WASTE REMOVAL	174	1,426	91	88	88	87	87	87	86	86	2,300	1,716	584	134%
44 TOTAL UTILITIES	15,476	16,090	14,809	16,937	14,174	10,626	10,917	11,543	34,879	14,845	160,296	266,716	(106,420)	60%
45 SECURITY														
46 SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT)	650	(380)	-	1,198	-	-	-	-	-	-	1,468	7,600	(6,132)	19%
47 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 July 31, 2023

	FY 2023 Month of October	FY 2023 Month of November	FY 2023 Month of December	FY 2023 Month of January	FY 2023 Month of February	FY 2023 Month of March	FY 2023 Month of April	FY 2023 Month of May	FY 2023 Month of June	FY 2023 Month of July	FY 2023 Total Actual Year-to-Date	FY 2023 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
48 COMMUNITY MAINTENANCE														
49 FIELD SERVICES	421	421	421	421	421	421	421	421	421	421	4,209	5,051	(841)	83%
50 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	-	600	443	-	600	291	-	600	476	548	3,559	3,500	59	102%
51 AQUATIC MAINTENANCE	4,920	2,460	2,460	-	2,460	2,460	2,460	2,460	4,920	2,460	27,060	29,520	(2,460)	92%
52 MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	-	-	-	-	-	-	-	-	3,100	(3,100)	0%
53 AQUATIC PLANT REPLACEMENT	-	-	-	-	-	-	-	-	-	-	-	2,500	(2,500)	0%
54 STORMWATER SYSTEM MAINTENANCE	-	-	-	-	-	-	-	-	-	-	-	500	(500)	0%
55 FISH STOCKING	-	-	-	-	-	-	3,506	-	-	-	3,506	11,100	(7,594)	32%
56 LAKE & POND MAINTENANCE	-	-	-	-	-	-	-	-	-	1,500	1,500	2,000	(500)	75%
57 ENTRY & WALLS MAINTENANCE	-	-	-	-	-	-	-	-	-	-	-	5,500	(5,500)	0%
58 LANDSCAPE MAINTENANCE - CONTRACT	13,675	13,675	13,675	13,675	13,675	13,675	13,675	13,675	13,675	13,675	136,750	183,982	(47,232)	74%
59 LANDSCAPE REPLACEMENT MULCH	-	-	-	60,000	-	-	1,250	-	-	-	61,250	70,000	(8,750)	88%
60 LANDSCAPE REPLACEMENT ANNUALS	7,272	-	7,272	-	-	7,272	-	-	-	-	21,816	24,000	(2,184)	91%
61 LANDSCAPE REPLACEMENT PLANTS & SHRUBS	-	-	49,142	-	2,850	-	-	4,500	-	-	56,492	45,000	11,492	126%
62 TREE TRIMMING & MAINTENANCE	-	675	-	-	-	-	-	-	-	-	675	16,000	(15,325)	4%
63 OTHER LANDSCAPE - FIRE ANT TREAT	-	-	-	-	-	-	4,475	-	-	-	4,475	4,500	(25)	99%
64 IRRIGATION REPAIRS & MAINTENANCE	1,443	-	-	-	-	606	-	3,873	225	-	6,146	6,000	146	102%
65 DECORATIVE LIGHT MAINTENANCE	4,000	-	-	-	-	-	-	-	-	-	4,000	9,050	(5,050)	44%
66 PRESSURE WASHING	-	-	-	-	450	-	-	-	-	-	450	30,000	(29,550)	1%
67 FIELD CONTINGENCY	1,200	-	-	-	-	1,224	-	-	-	-	2,424	22,931	(20,507)	11%
68 TOTAL PHYSICAL ENVIRONMENT	32,930	17,831	73,412	74,096	20,456	25,948	25,787	25,529	19,717	18,604	334,311	474,234	(139,922)	70%
69 ROAD & STREET FACILITIES														
70 SIDEWALK REPAIR & MAINTENANCE	-	-	-	-	-	-	-	-	-	2,000	2,000	1,000	1,000	200%
71 ROADWAY REPAIR & MAINTENANCE	-	-	-	-	-	-	-	-	-	-	-	1,000	(1,000)	0%
72 SIGNAGE REPAIR & REPLACEMENT	-	-	-	-	66	-	-	-	-	-	66	5,000	(4,934)	1%
73 TOTAL ROAD & STREET FACILITIES	-	-	-	-	66	-	-	-	-	2,000	2,066	7,000	(4,934)	30%
74 AMENITY MAINTENANCE														
75 CLUBHOUSE MANAGEMENT	8,979	9,396	9,212	8,979	10,011	4,524	8,143	6,140	9,091	12,280	86,754	126,928	(40,174)	68%
76 POOL MAINTENANCE - CONTRACT	2,315	-	-	4,630	2,315	2,315	2,315	2,315	4,630	2,315	23,150	27,780	(4,630)	83%
77 DOG WASTE STATION SUPPLIES	-	-	417	417	269	-	-	-	-	-	1,102	5,460	(4,358)	20%
78 AMENITY MAINTENANCE & REPAIR	555	1,918	664	430	280	1,085	1,053	1,475	2,707	-	10,166	21,000	(10,834)	48%
79 OFFICE SUPPLIES	41	62	-	14	69	43	-	19	18	-	265	500	(235)	53%
80 FURNITURE REPAIR/REPLACEMENT	-	-	-	-	-	-	-	-	-	-	-	1,500	(1,500)	0%
81 POOL REPAIRS	-	135	355	690	-	(453)	271	625	100	-	1,724	1,500	224	115%
82 POOL PERMITS	-	-	-	-	-	-	-	561	-	-	561	1,000	(439)	56%
83 COMMUNICATIONS (TEL, FAX, INTERNET)	263	302	296	297	297	297	296	297	206	428	2,981	5,000	(2,019)	60%
84 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	-	-	-	-	-	-	280	1,094	-	-	1,374	2,000	(626)	69%
85 COMPUTER SUPPORT MAINTENANCE & REPAIR	-	-	-	-	132	464	125	-	-	-	721	1,000	(279)	72%
86 PLAYGROUND EQUIPMENT & MAINTENANCE	-	-	-	-	-	-	-	-	-	-	-	1,000	(1,000)	0%
87 ATHLETIC/PARK & COURT/FIELD REPAIRS	184	300	-	97	652	-	563	-	-	-	1,795	5,000	(3,205)	36%
88 PEST CONTROL	-	-	300	-	300	-	-	300	-	-	900	2,460	(1,560)	37%
89 CLUBHOUSE SUPPLIES	-	-	-	-	47	127	6	-	-	-	181	2,500	(2,319)	7%
90 TOTAL PARKS AND RECREATION	12,337	12,113	11,243	15,554	14,372	8,403	13,052	12,825	16,752	15,023	131,675	204,628	(72,953)	64%
91 TOTAL EXPENDITURES	\$ 95,810	\$ 54,313	\$ 111,179	\$ 115,941	\$ 57,417	\$ 53,220	\$ 59,208	\$ 59,790	\$ 86,619	\$ 58,902	752,399	1,117,666	(365,267)	67%
92 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(95,010)	177,464	779,702	(106,476)	(40,284)	(44,982)	(43,076)	(58,100)	(83,481)	(58,902)	426,854	124,423	302,431	
93 OTHER FINANCING SOURCES & USES														
94 TRANSFERS IN	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95 TRANSFERS OUT	(95,544)	-	-	-	-	-	-	-	-	-	(95,877)	(50,000)	(45,877)	
96 TOTAL OTHER FINANCING RESOURCES & USES	(95,544)	-	-	-	-	-	-	-	-	-	(95,877)	(50,000)	(45,877)	
97 NET CHANGE IN FUND BALANCE	\$ (190,553)	\$ 177,464	\$ 779,702	\$ (106,476)	\$ (40,284)	\$ (44,982)	\$ (43,076)	\$ (58,100)	\$ (83,481)	\$ (58,902)	\$ 330,977	\$ 74,422	\$ 256,554	

Long Lake Ranch CDD
Balance Sheet
July 31, 2023

	General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT - BU	\$ 836,485	\$ -	\$ -	\$ -	\$ -	\$ 836,485
3 MONEY MARKET ACCOUNT - BU	-	930,944	-	-	-	930,944
4 RESERVE ACCOUNT - BU	-	90,899	-	-	-	90,899
5 TRUST ACCOUNTS:						-
6 REVENUE FUND	-	-	196,668	112,538	81,865	391,070
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	161,838	223,084	375	278	226	385,801
12 PREPAID EXPENSES	2,891	-	-	-	-	2,891
13 DEPOSITS	49,570	-	-	-	-	49,570
14 TOTAL ASSETS	\$ 1,055,433	\$ 1,244,927	\$ 535,597	\$ 230,784	\$ 180,682	\$ 3,247,424
15 LIABILITIES						
16 ACCOUNTS PAYABLE	\$ 27,268	\$ -	\$ -	\$ -	\$ -	\$ 27,268
17 SALES TAX	3	-	-	-	-	3
18 ACCRUED EXPENSES	-	-	-	-	-	-
19 DEFERRED REVENUE - ON-ROLL	-	-	87	-	434	520
20 DUE TO OTHER FUNDS	223,964	161,838	-	-	-	385,801
21 TOTAL LIABILITIES	251,235	161,838	87	-	434	413,593
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	557,413	35,133	535,510	230,784	180,249	1,539,088
28 TOTAL FUND BALANCE	804,199	1,083,089	535,510	230,784	180,249	2,833,830
29 TOTAL LIABILITIES & FUND BALANCE	\$ 1,055,433	\$ 1,244,927	\$ 535,597	\$ 230,784	\$ 180,682	\$ 3,247,424

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 July 31, 2023

	FY 2023 Amended Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 222,628	\$ 223,084	\$ 456
3 INTEREST & MISCELLANEOUS	1,000	25,202	24,202
4 TOTAL REVENUE	223,628	248,286	24,658
5 EXPENDITURES			
6 CAPITAL IMPROVEMENT PLAN (CIP)	92,276	153,814	61,538
7 CONTINGENCY	9,228	13,759	4,531
8 TOTAL EXPENDITURES	101,504	167,573	66,069
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	122,124	80,713	(41,411)
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	176,257	4,133
16 FUND BALANCE - ENDING	\$ 1,078,956	\$ 1,083,089	\$ 4,133
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	35,133	
22 FUND BALANCE - ENDING	\$ 1,078,956	\$ 1,083,089	

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 July 31, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 318,994	\$ 319,283	\$ 289
3 INTEREST REVENUE	-	17,199	17,199
4 MISC REVENUE	-	19,473	19,473
5 TOTAL REVENUE	318,994	355,954	36,960
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.	-	29,429	29,429
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	-	29,429	29,429
22 FUND BALANCE - ENDING	\$ 506,081	\$ 535,510	\$ 29,429

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 July 31, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 236,383	\$ 446
3 INTEREST REVENUE	-	11	11
4 TOTAL REVENUE	235,938	236,394	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	\$ 230,784	\$ (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 July 31, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 192,869	\$ 192,662	\$ (207)
3 INTEREST REVENUE	-	4,591	4,591
4 TOTAL REVENUE	192,869	197,253	4,384
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	(9,281)	(11,581)
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	(9,281)	(11,581)
21 FUND BALANCE - ENDING	\$ 191,830	\$ 180,249	\$ (11,581)

Long Lake Ranch CDD Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2022		EOY Balance				364,594.10
10/01/2022	1461	Egis Insurance & Risk Advisors	Insurance FY 10/1/22 - 10/1/23 Policy # 100122769		20,564.00	344,030.10
10/03/2022	01ACH100322	Duke Energy	Summary Bill - Sept 2022		14,691.39	329,338.71
10/04/2022	100044	County Sanitation	Invoice: 100322-6755 (Reference: 19037 Long Lake Ranch Blvd..)		87.21	329,251.50
10/04/2022	100045	Innersync	Invoice: 20770 (Reference: Outgoing PDF Accessibility and Website Services.)		1,537.50	327,714.00
10/04/2022	100046	Vesta Property Services, Inc.	Invoice: 401900 (Reference: Oct Management Services fees.)		8,979.23	318,734.77
10/06/2022	100047	County Sanitation	Invoice: 2A127846 (Reference: 19037 Long Lake Ranch- Trash Removal.)		87.21	318,647.56
10/06/2022	100048	Johnson Engineering, Inc.	Invoice: 34 (Reference: Professional Personnel 9.11.) Invoice: 4 (Reference: Professional Ser...		742.50	317,905.06
10/06/2022	100049	RedTree Landscape Systems	Invoice: 11549 (Reference: Monthly Grounds Maintenance.) Invoice: 11461 (Reference: Replac		15,892.50	302,012.56
10/06/2022	100050	Vesta Property Services	Invoice: WC0129 (Reference: Replaced 2 pool ladder treads at main pool.) Invoice: WC0142 (F		420.00	301,592.56
10/06/2022	100051	A Total Solution, Inc.	Invoice: 0000164442 (Reference: Replaced check Valve #2.)		1,358.81	300,233.75
10/11/2022	ACH1101122	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 08/08-09/08/22		70.74	300,163.01
10/11/2022	100052	DCSI, Inc " Security & Sound"	Invoice: 30016 (Reference: access control.)		11,825.00	288,338.01
10/11/2022	100053	Florida Field Services Group, LLC	Invoice: 678 (Reference: 50% deposit - reinstallation of holiday lighting.)		4,000.00	284,338.01
10/11/2022	100054	RedTree Landscape Systems	Invoice: 11444 (Reference: Landscape construction- remove dead/ declining cypress trees.)		3,920.00	280,418.01
10/11/2022	100055	DCSI, Inc " Security & Sound"	Invoice: 29998 (Reference: Access/ Gate Service.)		125.00	280,293.01
10/11/2022	100056	GHS LLC	Invoice: 2022-489 (Reference: Aquatic Maintenance Program.)		2,460.00	277,833.01
10/12/2022	101222ACH1	Frontier	Phone and Internet - 9/15-10/14		100.99	277,732.02
10/12/2022	101222ACH2	Frontier	Phone and Internet - 09/15-10/14/22		163.40	277,568.62
10/12/2022	ACH101222	Duke Energy	000 Sunlake Blvd Lite 08/17-9/16		336.94	277,231.68
10/14/2022	100057	DCSI, Inc " Security & Sound"	Invoice: 29991 (Reference: Access Cards.)		525.00	276,706.68
10/14/2022	101422ACH3	Engage PEO	BOS MTG 10/6/22		141.80	276,564.88
10/14/2022	101422ACH2	George Smith, Jr	BOS MTG 10/6/22		184.70	276,380.18
10/14/2022	101422ACH1	Jim Kofor	BOS MTG 10/6/22		184.70	276,195.48
10/14/2022	23	William Pellan	BOS MTG 10/6/22		184.70	276,010.78
10/18/2022	ACH 101822	Florida Department of Revenue	Sales Tax 3rd Qt 2022		188.81	275,821.97
10/20/2022			Deposit	800.00		276,621.97
10/22/2022	ACH 102222	Credit Card Purchases	Credit Card payment Oct 2022		1,100.17	275,521.80
10/24/2022	102422ACH1	Pasco County Utilities Services Branch	Reference: 0 Community center 8/19-9/20		529.91	274,991.89
10/24/2022	102422ACH2	Pasco County Utilities Services Branch	Reference: 18981 Long Lake Ranch blvd 8/19-9/20		161.07	274,830.82
10/24/2022			Funds Transfer	8.66		274,839.48
10/26/2022	100058	DPFG M&C	Invoice: 403544 (Reference: Dissemination agent.) Invoice: 403514 (Reference: Oct Manageme		7,337.58	267,501.90
10/26/2022	100059	Kutak Rock LLP	Invoice: 3125416 (Reference: Professional Services Rendered.) Invoice: 3125413 (Reference: P		3,091.50	264,410.40
10/26/2022	100060	Vesta Property Services	Invoice: 403571 (Reference: Monthly pool services.) Invoice: 403621 (Reference: Oct Managen		11,710.90	252,699.50
10/31/2022		EOM Balance		808.66	112,703.26	252,699.50
11/01/2022	ACH110122	Duke Energy	Summary Bill - OCT 2022		14,202.25	238,497.25
11/01/2022	100061	GHS LLC	Invoice: 2022-538 (Reference: Aquatic Maintenance Program.)		2,460.00	236,037.25
11/03/2022			Deposit	800.00		236,837.25
11/07/2022			Deposit: Tax Assessments	10,329.01		247,166.26
11/08/2022	ACH110822	Frontier	Phone and Internet -10/15 - 11/14		162.40	247,003.86
11/08/2022			Deposit	630.00		247,633.86
11/08/2022			Deposit	7,853.00		255,486.86
11/08/2022	100062	Johnson Engineering, Inc.	Invoice: 35 (Reference: Engineering professional services.)		297.50	255,189.36
11/08/2022	100063	RedTree Landscape Systems	Invoice: 11690 (Reference: landscape enhancement performed 10/3.) Invoice: 11770 (Reference		22,389.50	232,799.86
11/08/2022	100064	The Lake Doctors, Inc.	Invoice: 46279B (Reference: Fountain quarterly cleaning.)		600.00	232,199.86
11/08/2022	100065	Patriot Amenity Services Group LLC	Invoice: 1809 (Reference: Disposal of old patio furniture.)		200.00	231,999.86
11/08/2022	100066	Site Master of Florida, LLC	Invoice: 101922-1 (Reference: Repaired erosion on west side of dock.)		1,200.00	230,799.86
11/08/2022	ACH11822	Duke Energy	000 Sunlake Blvd Lite 09/17-10/17		336.94	230,462.92
11/09/2022	ACH 110922	Frontier	Phone and Internet - 10/15-11/14		100.99	230,361.93
11/11/2022	111122ACH5	Engage PEO	BOS MTG 11/3/22		172.40	230,189.53

Long Lake Ranch CDD Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/11/2022	111122ACH1	George Smith, Jr	BOS MTG 11/3/22		184.70	230,004.83
11/11/2022	111122ACH2	Heidi Clawson	BOS MTG 11/3/22		184.70	229,820.13
11/11/2022	111122ACH3	James Christopher Koford	BOS MTG 11/3/22		184.70	229,635.43
11/11/2022	24	William Pellan	BOS MTG 11/3/22		184.70	229,450.73
11/14/2022	1463	Board of County Commissioners	Parcel 34-26-18-0020-0000-0P10 (annual solid waste)		1,336.94	228,113.79
11/14/2022	1464	Board of County Commissioners	Parcel 33-26-18-0030 (annual solid waste)		89.28	228,024.51
11/14/2022	ACH111422	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/08-10/07/22		71.80	227,952.71
11/15/2022			Deposit: Tax Assessments	94,294.75		322,247.46
11/16/2022			Deposit	370.00		322,617.46
11/16/2022	100067	DCSI, Inc " Security & Sound"	Invoice: 30076 (Reference: Replace camera system.)		22,151.50	300,465.96
11/16/2022	100068	DPFG M&C	Invoice: 404421 (Reference: Monthly contract management fees.)		4,309.29	296,156.67
11/21/2022	ACH111/2122	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/20-10/19/22		148.75	296,007.92
11/21/2022	ACH2112122	Pasco County Utilities Services Branch	0 Community Center 9/20 - 10/19		51.59	295,956.33
11/21/2022	1465	DEPT OF ECONOMIC OPPORTUNITY	FY 2022/2023 Special District Fee Invoice/Update Form		175.00	295,781.33
11/21/2022			Deposit	106,788.60		402,569.93
11/23/2022	100069	DCSI, Inc " Security & Sound"	Invoice: 30115 (Reference: Replace PoE switch , surge protector & Battery backup.)		972.00	401,597.93
11/23/2022	100070	Johnson Engineering, Inc.	Invoice: 36 (Reference: General Engineering services.)		967.50	400,630.43
11/25/2022			Deposit: Tax Assessments	209,466.04		610,096.47
11/28/2022			Deposit	800.00		610,896.47
11/30/2022	ACH113022	Duke Energy	Summary Bill -10/04-Nov/01 2022		14,054.85	596,841.62
11/30/2022	100071	Jeffrey K. Murphy	Invoice: 111822 (Reference: Land Surveying.)		300.00	596,541.62
11/30/2022	ACH 113022	Credit Card Purchases	Credit Card payment Nov 2022		1,009.91	595,531.71
11/30/2022	EOM Balance			431,331.40	88,499.19	595,531.71
12/02/2022			Deposit	1,445,852.78		2,041,384.49
12/06/2022			Deposit	180.00		2,041,564.49
12/06/2022	100072	Vesta Property Services, Inc.	Invoice: 404480 (Reference: December fees.)		9,395.90	2,032,168.59
12/07/2022	ACH120722	Duke Energy	000 Sunlake Blvd Lite 10/18-11/15		336.94	2,031,831.65
12/07/2022	100073	GHS LLC	Invoice: 2022-573 (Reference: Aquatic Maintenance Program.)		2,460.00	2,029,371.65
12/07/2022	100074	Kutak Rock LLP	Invoice: 3141229 (Reference: Professional legal Services Rendered.)		891.57	2,028,480.08
12/07/2022	100075	DCSI, Inc " Security & Sound"	Invoice: 30169 (Reference: Access/ Gate Service.)		250.00	2,028,230.08
12/07/2022	100076	Home Team Pest Defense, Inc.	Invoice: 88598622 (Reference: Pest control service.)		300.00	2,027,930.08
12/07/2022	100077	LLS Tax Solutions Inc.	Invoice: 002856 (Reference: Arbitrage Services.)		500.00	2,027,430.08
12/07/2022	100078	RedTree Landscape Systems	Invoice: 12140 (Reference: Grounds Maintenance.) Invoice: 11959 (Reference: Arbor care perf		14,350.00	2,013,080.08
12/07/2022	100079	Vesta Property Services	Invoice: WC0167 (Reference: replace 2 white gutter drain grates with screws at main pool.) In..		135.00	2,012,945.08
12/07/2022	100080	Vanguard Cleaning Systems	Invoice: 103734 (Reference: One Time Cleaning of 6 Bathrooms 11/19/2022.)		275.00	2,012,670.08
12/08/2022	ACH120822	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 10/07-11/07/22		71.80	2,012,598.28
12/09/2022	ACH120922	Frontier	Phone and Internet -11/15 - 12/14		201.47	2,012,396.81
12/09/2022	122922 ACH4	Engage PEO	BOS MTG 12/1/22		142.60	2,012,254.21
12/09/2022	122922ACH1	George Smith, Jr	BOS MTG 12/1/22		184.70	2,012,069.51
12/09/2022	122922ACH2	Heidi Clawson	BOS MTG 12/9/22		184.70	2,011,884.81
12/09/2022	25	William Pellan	BOS MTG 12/1/22		184.70	2,011,700.11
12/09/2022			Deposit	166,117.02		2,177,817.13
12/09/2022	01ACH120922	Frontier	Phone and Internet - 11/15-12/14		100.99	2,177,716.14
12/15/2022	1466	Mike Fasano. Pasco County Tax Collector	2030 Lake Waters Place 33-26-18-0030-0P200-0000		101.36	2,177,614.78
12/15/2022	1467	Mike Fasano. Pasco County Tax Collector	19037 Long Lake Ranch Blvd 34-26-18-0020-00000-0P10 County Stormwater		92.15	2,177,522.63
12/16/2022	100081	County Sanitation	Invoice: 2C100633 (Reference: Trash Service.)		91.40	2,177,431.23
12/16/2022	100082	DPFG M&C	Invoice: 405579 (Reference: Monthly management fees.)		4,337.58	2,173,093.65
12/16/2022	100083	Kutak Rock LLP	Invoice: 3141230 (Reference: Professional legal Services Rendered.)		2,000.00	2,171,093.65
12/16/2022	100084	Fencing Life LLC	Invoice: 2209-2812-2635-1 (Reference: Fence Repair.)		29,076.76	2,142,016.89
12/19/2022	ACH121922	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 10/19-11/18/22		148.75	2,141,868.14

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

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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	100154	Lakeside Heating ,Cooling, & Plumbing	Invoice: 19776-1 (Reference: AC- Com Maintenance.)		280.00	1,049,610.07
05/17/2023	100155	Vesta Property Services, Inc.	Invoice: 410003 (Reference: Facility maintenance and attendant.)		2,003.19	1,047,606.88
05/17/2023	100156	The Lake Doctors, Inc.	Invoice: 90527B (Reference: Fountain cleaning service- Quarterly.)		600.00	1,047,006.88
05/17/2023	100157	Coastal Waste & Recycling, Inc.	Invoice: SW0000317854 (Reference: Monthly waste collection.)		86.52	1,046,920.36
05/19/2023	ACH051923	Duke Energy	000 Sunlake Blvd Lite 03/17/23-4/17/23		347.72	1,046,572.64
05/19/2023	01ACH051923	Pasco County Utilities Services Branch	0 Community Center 3/20-4/19		83.99	1,046,488.65
05/19/2023	02ACH051923	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 3/20-4/19		174.31	1,046,314.34
05/22/2023	ACH 052223	Credit Card Purchases			748.56	1,045,565.78
05/23/2023	1480	Site Master of Florida, LLC			16,420.00	1,029,145.78
05/30/2023	1ACH053023	Duke Energy	Summary Bill -04/02-05/01/2023		10,430.96	1,018,714.82
05/30/2023			Deposit	6,530.00		1,025,244.82
05/31/2023	100158	Business Observer	Invoice: 23-00795P (Reference: supervisors meeting 5.31.)		65.63	1,025,179.19
05/31/2023	100159	Johnson Engineering, Inc.	Invoice: 41 (Reference: Professional Engineering Services.)		892.50	1,024,286.69
05/31/2023	100160	RedTree Landscape Systems	Invoice: 13571 (Reference: Grounds Maintenance.)		4,475.00	1,019,811.69
05/31/2023	100161	Romaner Graphics	Invoice: 21680 (Reference: replaced stop sign at clubhouse.)		140.00	1,019,671.69
05/31/2023	100162	Vesta District Services	Invoice: 410192 (Reference: Monthly contract management fees.) Invoice: 410099 (Reference:)		4,430.25	1,015,241.44
05/31/2023		EOM Balance		7,649.17	134,869.73	1,015,241.44
06/02/2023	100163	Kutak Rock LLP	Invoice: 3225766 (Reference: Professional legal Services Rendered.) Invoice: 3225765 (Referer		3,305.57	1,011,935.87
06/02/2023	100164	Vesta Property Services, Inc.	Invoice: 410327 (Reference: Amenity Management services.)		6,139.83	1,005,796.04
06/02/2023	100165	Vesta Property Services	Invoice: 410328 (Reference: Monthly pool Maintenance.)		2,315.00	1,003,481.04
06/08/2023	01ACH060823	Frontier	Phone and Internet -05/15 - 06/14		196.21	1,003,284.83
06/08/2023	02ACH060823	Frontier	Phone and Internet - 5/15-6/14		100.99	1,003,183.84
06/08/2023	03ACH060823	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd. 4/6-5/8		71.80	1,003,112.04
06/09/2023	0609ACH1	Duke Energy	000 Sunlake Blvd Lite 4/18/23 - 5/16/23		347.72	1,002,764.32
06/13/2023			Deposit	2,515.25		1,005,279.57
06/15/2023	100166	DCSI, Inc " Security & Sound"	Invoice: 30804 (Reference: installation for new pool gate access control.) Invoice: 30803 (Re...		1,648.00	1,003,631.57
06/15/2023	100167	GHS LLC	Invoice: 2023-266 (Reference: Aquatic Maintenance Program.)		2,460.00	1,001,171.57
06/15/2023	100168	Home Team Pest Defense, Inc.	Invoice: 92462611 (Reference: HOA Conventional Pest Control service.)		300.00	1,000,871.57
06/15/2023	100169	Johnson Engineering, Inc.	Invoice: 5 (Reference: Professional Engineering Services.)		332.50	1,000,539.07
06/15/2023	100170	RedTree Landscape Systems	Invoice: 13771 (Reference: Grounds Maintenance.) Invoice: 13775 (Reference: repaired mainlir		17,530.35	983,008.72

Long Lake Ranch CDD Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
06/15/2023	100171	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90093120 (Reference: services rendered regarding audited.)		3,950.00	979,058.72
06/15/2023	100172	Coastal Waste & Recycling, Inc.	Invoice: SW0000337953 (Reference: Monthly waste collection.)		85.96	978,972.76
06/19/2023	17ACH061923	Pasco County Utilities Services Branch	0 Community Center 4/19- 5/19		818.40	978,154.36
06/19/2023	18ACH061923	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 4/19- 5/19		157.27	977,997.09
06/22/2023	ACH 062223	Credit Card Purchases			1,795.71	976,201.38
06/26/2023	100173	Vesta District Services	Invoice: 410787 (Reference: May Billable Expenses.)		70.78	976,130.60
06/29/2023			Deposit	315.00		976,445.60
06/30/2023	ACH063023	Duke Energy	Summary Bill -05/02-06/01/2023		33,398.18	943,047.42
06/30/2023		EOM Balance		2,830.25	75,024.27	943,047.42
07/01/2023	1481	US Bank Tax distribution	Tax Collection Distribution 2014A		12,980.30	930,067.12
07/01/2023	1482	US Bank Tax distribution	Tax Collection Distribution 2015		9,610.06	920,457.06
07/01/2023	1483	US Bank Tax distribution	Tax Collection Distribution 2016		7,832.59	912,624.47
07/03/2023	100174	DCSI, Inc " Security & Sound"	Invoice: 30823 (Reference: Access/ Gate Service.)		962.50	911,661.97
07/03/2023	100175	Johnson Engineering, Inc.	Invoice: 6 (Reference: Professional Engineering Services.) Invoice: 42 (Reference: General En..		260.00	911,401.97
07/03/2023	100176	Kutak Rock LLP	Invoice: 3238040 (Reference: Professional legal Services Rendered.) Invoice: 3238039 (Referer		3,117.50	908,284.47
07/03/2023	100177	Vesta Property Services, Inc.	Invoice: 409276 (Reference: Facility maintenance and attendant.)		2,003.19	906,281.28
07/03/2023	100178	Himes Electrical Service, Inc	Invoice: 23485 (Reference: service call- replace GFI breakers.)		476.44	905,804.84
07/03/2023	100179	Vesta District Services	Invoice: 410904 (Reference: Monthly contract management fees.)		4,337.58	901,467.26
07/03/2023	100180	Business Observer	Invoice: 23-01025P (Reference: Board of Supervisors Meeting.)		76.56	901,390.70
07/03/2023	100181	Vesta Property Services, Inc.	Invoice: 411020 (Reference: Amenity Management services.) Invoice: 411049 (Reference: Ame		12,279.66	889,111.04
07/07/2023	ACH070723	Duke Energy	000 Sunlake Blvd Lite 05/17/23-6/15/23		347.73	888,763.31
07/07/2023	100182	GHS LLC	Invoice: 2023-315 (Reference: Aquatic Maintenance Program.)		2,460.00	886,303.31
07/07/2023	100183	Vesta District Services	Invoice: 411134 (Reference: Monthly contracted management fees.)		4,337.58	881,965.73
07/10/2023	ACH071023	Frontier	Phone and Internet -06/15 - 07/14		206.21	881,759.52
07/10/2023	1ACH071023	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd.5/8-6/7/23		71.80	881,687.72
07/11/2023	1484	Tuff Shed	Premier Pro Ranch Garage Down payment - 2 of 3		8,440.68	873,247.04
07/11/2023	ACH071123	Frontier	Phone and Internet - 6/15-7/14		110.99	873,136.05
07/14/2023	1485	Site Master of Florida, LLC			3,500.00	869,636.05
07/14/2023	0714ACH3	Engage PEO	BOS MTG 7/06/23		141.80	869,494.25
07/14/2023	0714ACH1	George Smith, Jr	BOS Mtg 7/6/23		184.70	869,309.55
07/14/2023	0714ACH2	Heidi Clawson	BOS Mtg 7/6/23		184.70	869,124.85
07/14/2023	32	William Pellan	BOS Mtg 7/6/23		184.70	868,940.15
07/18/2023	100184	DCSI, Inc " Security & Sound"	Invoice: 30885 (Reference: Install new PoE switch.) Invoice: 30886 (Reference: Troubleshoot a		1,035.50	867,904.65
07/18/2023	100185	RedTree Landscape Systems	Invoice: 14038 (Reference: Monthly Grounds Maintenance.) Invoice: 14061 (Reference: Irrigati		13,900.00	854,004.65
07/18/2023	100186	Vesta Property Services, Inc.	Invoice: 411628 (Reference: Facility Maintenance.)		2,950.80	851,053.85
07/18/2023	100187	Vesta Property Services	Invoice: 411407 (Reference: Monthly Pool Maintenance.) Invoice: WC0389 (Reference: Pool M		2,415.00	848,638.85
07/18/2023	100188	Coastal Waste & Recycling, Inc.	Invoice: SW0000358415 (Reference: WASTE COLLECTION.)		85.66	848,553.19
07/20/2023	ACH 072023	Florida Department of Revenue	Sales Tax 2nd Qt 2023		280.17	848,273.02
07/24/2023	1ACH072423	Pasco County Utilities Services Branch	0 Community Center 5/19- 6/20		1,501.68	846,771.34
07/24/2023	2ACH072423	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 5/19- 6/20		165.79	846,605.55
07/24/2023	ACH 072423	Credit Card Purchases			2,649.76	843,955.79
07/26/2023	1486	US Bank	Admin & Trustee Fees 2014 A-1		3,932.88	840,022.91
07/27/2023	100189	Business Observer	Invoice: 23-01164P (Reference: Legal Advertising.)		264.69	839,758.22
07/27/2023	100190	Tampa Print Services Inc.	Invoice: 231523 (Reference: Mailings.)		1,130.15	838,628.07
07/28/2023	100191	Business Observer	Invoice: 23-01200P (Reference: Legal Advertising.)		83.13	838,544.94
07/28/2023	100193	Kutak Rock LLP	Invoice: 3252913 (Reference: General Matters.)		2,060.00	836,484.94
07/31/2023		EOM Balance		0.00	106,562.48	836,484.94

EXHIBIT 6

Long Lake Ranch CDD
Check Detail
 July 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	0714A...	07/14/2023	George Smith, Jr		1101000 · Cash- O...		-184.70
Bill	20238	07/14/2023			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	0714A...	07/14/2023	Heidi Clawson		1101000 · Cash- O...		-184.70
Bill	20238	07/14/2023			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	0714A...	07/14/2023	Engage PEO		1101000 · Cash- O...		-141.80
Bill	103187	07/14/2023			1510000 · Board of ...	-45.90	45.90
					1510010 · Payroll FI...	-45.90	45.90
					1510020 · Payroll S...	-50.00	50.00
TOTAL						-141.80	141.80
Bill Pmt -Check	32	07/14/2023	William Pellan		1101000 · Cash- O...		-184.70
Bill	20238	07/14/2023			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1481	07/01/2023	US Bank Tax distri...		1101000 · Cash- O...		-12,980.30
Bill	20946...	07/01/2023			1207030 · GF - Due ...	-12,980.30	12,980.30
TOTAL						-12,980.30	12,980.30
Bill Pmt -Check	1482	07/01/2023	US Bank Tax distri...		1101000 · Cash- O...		-9,610.06
Bill	25099...	07/01/2023			1207040 · GF - Due ...	-9,610.06	9,610.06
TOTAL						-9,610.06	9,610.06
Bill Pmt -Check	1483	07/01/2023	US Bank Tax distri...		1101000 · Cash- O...		-7,832.59
Bill	25038...	07/01/2023			1207050 · GF - Due ...	-7,832.59	7,832.59
TOTAL						-7,832.59	7,832.59

3:51 PM
08/02/23

Long Lake Ranch CDD
Check Detail
July 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1484	07/11/2023	Tuff Shed		1101000 · Cash- O...		-8,440.68
Bill	070823	07/08/2023			1590010 · Capital O...	-8,440.68	8,440.68
TOTAL						-8,440.68	8,440.68
Bill Pmt -Check	1485	07/14/2023	Site Master of Flori...		1101000 · Cash- O...		-3,500.00
Bill	07072...	07/07/2023			1560080 · Lake & P...	-750.00	750.00
Bill	07072...	07/07/2023			1560080 · Lake & P...	-750.00	750.00
Bill	07122...	07/12/2023			1570000 · Sidewalk ...	-2,000.00	2,000.00
TOTAL						-3,500.00	3,500.00
Bill Pmt -Check	1486	07/26/2023	US Bank		1101000 · Cash- O...		-3,932.88
Bill	69634...	06/23/2023			1530020 · Trustee F...	-3,932.88	3,932.88
TOTAL						-3,932.88	3,932.88
Bill Pmt -Check	ACH0...	07/07/2023	Duke Energy		1101000 · Cash- O...		-347.73
Bill	9100 ...	06/16/2023			1540010 · Utilities - ...	-347.73	347.73
TOTAL						-347.73	347.73
Bill Pmt -Check	1ACH...	07/10/2023	Pasco County Utilit...		1101000 · Cash- O...		-71.80
Bill	18601...	06/22/2023			1540020 · Utilities - ...	-71.80	71.80
TOTAL						-71.80	71.80
Bill Pmt -Check	ACH0...	07/10/2023	Frontier		1101000 · Cash- O...		-206.21
Bill	81340...	06/15/2023			1580080 · Communi...	-206.21	206.21
TOTAL						-206.21	206.21
Bill Pmt -Check	ACH0...	07/11/2023	Frontier		1101000 · Cash- O...		-110.99
Bill	81394...	07/10/2023			1580080 · Communi...	-110.99	110.99
TOTAL						-110.99	110.99

Long Lake Ranch CDD
Check Detail
 July 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	ACH 0...	07/20/2023	Florida Department...		1101000 · Cash- O...		-280.17
Bill	2nd Q...	07/18/2023			1510135 · Sales Tax	-280.17	280.17
TOTAL						-280.17	280.17
Bill Pmt -Check	1ACH...	07/24/2023	Pasco County Utilit...		1101000 · Cash- O...		-1,501.68
Bill	18664...	07/06/2023			1540020 · Utilities - ...	-1,501.68	1,501.68
TOTAL						-1,501.68	1,501.68
Bill Pmt -Check	2ACH...	07/24/2023	Pasco County Utilit...		1101000 · Cash- O...		-165.79
Bill	18664...	07/06/2023			1540020 · Utilities - ...	-165.79	165.79
TOTAL						-165.79	165.79
Bill Pmt -Check	100174	07/03/2023	DCSI, Inc " Securit...		1101000 · Cash- O...		-962.50
Bill	30823	06/09/2023			1580010 · Clubhous...	-962.50	962.50
TOTAL						-962.50	962.50
Bill Pmt -Check	100175	07/03/2023	Johnson Engineeri...		1101000 · Cash- O...		-260.00
Bill	42	06/16/2023			1510090 · District E...	-212.50	212.50
Bill	6	06/16/2023			1510090 · District E...	-47.50	47.50
TOTAL						-260.00	260.00
Bill Pmt -Check	100176	07/03/2023	Kutak Rock LLP		1101000 · Cash- O...		-3,117.50
Bill	32380...	06/21/2023			1510080 · District L...	-2,060.00	2,060.00
Bill	32380...	06/21/2023			1510080 · District L...	-1,057.50	1,057.50
TOTAL						-3,117.50	3,117.50
Bill Pmt -Check	100177	07/03/2023	Vesta Property Ser...		1101000 · Cash- O...		-2,003.19
Bill	409276	03/31/2023			1580000 · Clubhous...	-2,003.19	2,003.19
TOTAL						-2,003.19	2,003.19

Long Lake Ranch CDD
Check Detail
 July 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100178	07/03/2023	Himes Electrical S...		1101000 · Cash- O...		-476.44
Bill	23485	06/05/2023			1560010 · Fountain ...	-476.44	476.44
TOTAL						-476.44	476.44
Bill Pmt -Check	100179	07/03/2023	Vesta District Servi...		1101000 · Cash- O...		-4,337.58
Bill	410904	06/01/2023			1510030 · District M...	-1,666.67	1,666.67
					1510050 · Accountin...	-916.66	916.66
					1510040 · Administr...	-916.66	916.66
					1510060 · Assessm...	-416.67	416.67
					1560000 · Field Ser...	-420.92	420.92
TOTAL						-4,337.58	4,337.58
Bill Pmt -Check	100180	07/03/2023	Business Observer		1101000 · Cash- O...		-76.56
Bill	23-01...	06/23/2023			1510140 · Legal Ad...	-76.56	76.56
TOTAL						-76.56	76.56
Bill Pmt -Check	100181	07/03/2023	Vesta Property Ser...		1101000 · Cash- O...		-12,279.66
Bill	411049	07/01/2023			1580000 · Clubhous...	-6,139.83	6,139.83
Bill	411020	07/01/2023			1580000 · Clubhous...	-6,139.83	6,139.83
TOTAL						-12,279.66	12,279.66
Bill Pmt -Check	100182	07/07/2023	GHS LLC		1101000 · Cash- O...		-2,460.00
Bill	2023-...	06/29/2023			1560020 · Aquatic ...	-2,460.00	2,460.00
TOTAL						-2,460.00	2,460.00
Bill Pmt -Check	100183	07/07/2023	Vesta District Servi...		1101000 · Cash- O...		-4,337.58
Bill	411134	07/01/2023			1510030 · District M...	-1,666.67	1,666.67
					1510050 · Accountin...	-916.66	916.66
					1510040 · Administr...	-916.66	916.66

Long Lake Ranch CDD
Check Detail
July 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					1510060 · Assessm...	-416.67	416.67
					1560000 · Field Ser...	-420.92	420.92
TOTAL						-4,337.58	4,337.58
Bill Pmt -Check	100184	07/18/2023	DCSI, Inc " Securit...		1101000 · Cash- O...		-1,035.50
Bill	30885	06/30/2023			1580010 · Clubhous...	-499.00	499.00
Bill	30886	06/30/2023			1580010 · Clubhous...	-536.50	536.50
TOTAL						-1,035.50	1,035.50
Bill Pmt -Check	100185	07/18/2023	RedTree Landscap...		1101000 · Cash- O...		-13,900.00
Bill	14038	07/01/2023			1560100 · Landscap...	-13,675.00	13,675.00
Bill	14061	06/30/2023			1560150 · Irrigation ...	-225.00	225.00
TOTAL						-13,900.00	13,900.00
Bill Pmt -Check	100186	07/18/2023	Vesta Property Ser...		1101000 · Cash- O...		-2,950.80
Bill	411628	06/30/2023			1580000 · Clubhous...	-2,950.80	2,950.80
TOTAL						-2,950.80	2,950.80
Bill Pmt -Check	100187	07/18/2023	Vesta Property Ser...		1101000 · Cash- O...		-2,415.00
Bill	WC03...	06/30/2023			1580060 · Pool Rep...	-100.00	100.00
Bill	411407	07/01/2023			1580005 · Pool Mai...	-2,315.00	2,315.00
TOTAL						-2,415.00	2,415.00
Bill Pmt -Check	100188	07/18/2023	Coastal Waste & R...		1101000 · Cash- O...		-85.66
Bill	SW00...	07/01/2023			1540030 · Solid Wa...	-85.66	85.66
TOTAL						-85.66	85.66
Bill Pmt -Check	100189	07/27/2023	Business Observer		1101000 · Cash- O...		-264.69
Bill	23-01...	07/14/2023			1510140 · Legal Ad...	-264.69	264.69
TOTAL						-264.69	264.69

Long Lake Ranch CDD
Check Detail
July 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100190	07/27/2023	Tampa Print Servic...		1101000 · Cash- O...		-1,130.15
Bill	231523	07/14/2023			1510500 · Postage ...	-1,130.15	1,130.15
TOTAL						-1,130.15	1,130.15
Bill Pmt -Check	100191	07/28/2023	Business Observer		1101000 · Cash- O...		-83.13
Bill	23-01...	07/21/2023			1510140 · Legal Ad...	-83.13	83.13
TOTAL						-83.13	83.13
Bill Pmt -Check	100192	07/28/2023	DynamicMedia		1101000 · Cash- O...		-350.88
Bill	13348...	07/14/2023			1580080 · Communi...	-350.88	350.88
TOTAL						-350.88	350.88
Bill Pmt -Check	100193	07/28/2023	Kutak Rock LLP		1101000 · Cash- O...		-2,060.00
Bill	32529...	07/24/2023			1510080 · District L...	-2,060.00	2,060.00
TOTAL						-2,060.00	2,060.00



Gross to Net Register

Long Lake Ranch CDD

Payroll # 20238 | Pay Date 07/14/2023 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
Department - *** : ***							
Heidi A Clawson Y06910	07-14-2023	SAL	SALARY	P-1	1.00	200.0000	200.00
	1117876	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:	Net Pay:	
200.00		0.00	200.00	0.00	15.30	184.70	
William Pellan Z06911	07-14-2023	SAL	SALARY	P-1	1.00	200.0000	200.00
	32	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:	Net Pay:	
200.00		0.00	200.00	0.00	15.30	184.70	
George E Smith Jr A06912	07-14-2023	SAL	SALARY	P-1	1.00	200.0000	200.00
	1117877	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:	Net Pay:	
200.00		0.00	200.00	0.00	15.30	184.70	
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:	Net Pay:	
600.00		0.00	600.00	0.00	45.90	554.10	
Sub Totals : Department - ***							



Gross to Net Register

Long Lake Ranch CDD

Payroll # 20238 | Pay Date 07/14/2023 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
Department - *** : ***							
Heidi A Clawson Y06910	07-14-2023	SAL	SALARY	P-1	1.00	200.0000	200.00
	1117876	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:	Net Pay:	
200.00		0.00	200.00	0.00	15.30	184.70	
William Pellan Z06911	07-14-2023	SAL	SALARY	P-1	1.00	200.0000	200.00
	32	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:	Net Pay:	
200.00		0.00	200.00	0.00	15.30	184.70	
George E Smith Jr A06912	07-14-2023	SAL	SALARY	P-1	1.00	200.0000	200.00
	1117877	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:	Net Pay:	
200.00		0.00	200.00	0.00	15.30	184.70	
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:	Net Pay:	
600.00		0.00	600.00	0.00	45.90	554.10	



Invoice 103187

Date 07/14/2023

Pay Period Ending 07/31/2023
Control Number 637-20238

Long Lake Ranch CDD

250 International Pkwy Ste 280

LAKE MARY, FL 32746

GROSS WAGES	600.00
SOCIAL SECURITY & MEDICARE	45.90
FEDERAL UNEMPLOYMENT	0.00
STATE UNEMPLOYMENT	0.00
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
NET PAY CREDIT	-184.70
Check Amt Rebate -184.70 Z06911 PELLAN WILLIAM	
SUB-TOTAL ..	511.20
TOTAL INVOICE	511.20

PAID - Ref
Do Not Remit Payment

XXXXXXXXXXXX309

511.20



Payroll Register

Long Lake Ranch CDD

Payroll # 20238 | Pay Date 07/14/2023 - Sorted by Department by Employee Name

Clawson, Heidi A

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

Tax Filing Info

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

Direct Deposit

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
SALARY U	1.00	1.00	1.00	7.00	FEDERAL INCOME T FICA - MEDICARE FICA - OASDI Total Deductions	0.00	0.00	0.00	0.00	000177	1117876	0.00	184.70	
U\$	200.00	200.00	200.00	1,400.00		2.90	2.90	2.90	20.30					
Totals U	1.00	1.00	1.00	7.00		12.40	12.40	12.40	86.80					
U\$	200.00	200.00	200.00	1,400.00										
Net Totals	184.70	184.70	184.70	1,292.90		15.30	15.30	15.30	107.10					
										Paid Time Off				
										DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
										Total PTO	0.00	0.00	0.00	0.00

Pellan, William

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

Tax Filing Info

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

Direct Deposit

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT									
SALARY U	1.00	1.00	1.00	7.00	FEDERAL INCOME T FICA - MEDICARE FICA - OASDI Total Deductions	0.00	0.00	0.00	0.00	000178	32	184.70	0.00									
U\$	200.00	200.00	200.00	1,400.00		2.90	2.90	2.90	20.30	Paid Time Off												
Totals U	1.00	1.00	1.00	7.00		12.40	12.40	12.40	86.80													
U\$	200.00	200.00	200.00	1,400.00		15.30	15.30	15.30	107.10													
Net Totals	184.70	184.70	184.70	1,292.90		<table><tr><th>DESCRIPTION</th><th>CARRYFWD</th><th>ACCRUED</th><th>USED</th><th>BALANCE</th></tr><tr><td>Total PTO</td><td>0.00</td><td>0.00</td><td>0.00</td><td>0.00</td></tr></table>								DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE	Total PTO	0.00	0.00	0.00
DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE																		
Total PTO	0.00	0.00	0.00	0.00																		



Payroll Register

Long Lake Ranch CDD

Payroll # 20238 | Pay Date 07/14/2023 - Sorted by Department by Employee Name

Smith Jr, George E

1530 Fox Grape Loop
LUTZ, FL 33558
Title Board Member
Status ACT
Type FT
EEO ADMINISTRATIVE SUPPORT
Employee ID A06912
Dept W/C FL8810
FLSA Non-Exempt
PayGrd
Salary \$200.00 Monthly
Hire 12-01-2020
Term Review
Employee No
Gender M
DOB 02-06-1963

Tax Filing Info

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

Direct Deposit

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT
SALARY U	1.00	1.00	1.00	8.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	000176	1117877	0.00	184.70
U\$	200.00	200.00	200.00	1,600.00	FICA - MEDICARE	2.90	2.90	2.90	23.20				
Totals U	1.00	1.00	1.00	8.00	FICA - OASDI	12.40	12.40	12.40	99.20				
U\$	200.00	200.00	200.00	1,600.00	Total Deductions	15.30	15.30	15.30	122.40				
Net Totals	184.70	184.70	184.70	1,477.60									

Paid Time Off				
DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
Total PTO	0.00	0.00	0.00	0.00

Totals for Department : (None) - (None)

Earnings

Deductions

Paid Time Off

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
SALARY U	3.00	3.00	3.00	22.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	Total PTO	0.00	0.00	0.00	0.00
U\$	600.00	600.00	600.00	4,400.00	FICA - MEDICARE	8.70	8.70	8.70	63.80					
Totals U	3.00	3.00	3.00	22.00	FICA - OASDI	37.20	37.20	37.20	272.80					
U\$	600.00	600.00	600.00	4,400.00	Total Deductions	45.90	45.90	45.90	336.60					
Net Totals	554.10	554.10	554.10	4,063.40										



Payroll Register

Long Lake Ranch CDD

Payroll # 20238 | Pay Date 07/14/2023 - Sorted by Department by Employee Name

TOTALS FOR ALL EMPLOYEES

Earnings

Deductions

Paid Time Off

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
SALARY U	3.00	3.00	3.00	22.00										
U\$	600.00	600.00	600.00	4,400.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	Total PTO	0.00	0.00	0.00	0.00
REGULAR (HRS) H	0.00	0.00	0.00	0.00	FICA - MEDICARE	8.70	8.70	8.70	63.80					
H\$	0.00	0.00	0.00	0.00	FICA - OASDI	37.20	37.20	37.20	272.80					
Totals H	0.00	0.00	0.00	0.00	Total Deductions	45.90	45.90	45.90	336.60					
H\$	0.00	0.00	0.00	0.00										
Totals U	3.00	3.00	3.00	22.00										
U\$	600.00	600.00	600.00	4,400.00										
Net Totals	554.10	554.10	554.10	4,063.40										

Total Employee Count : 3



Gross to Net Register

Long Lake Ranch CDD

Payroll # 20238 | Pay Date 07/14/2023 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
Department - ***: ***							
Heidi A Clawson Y06910	07-14-2023	SAL	SALARY	P-1	1.00	200.0000	200.00
	1117876	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:	Net Pay:	
200.00		0.00	200.00	0.00	15.30	184.70	
William Pellam Z06911	07-14-2023	SAL	SALARY	P-1	1.00	200.0000	200.00
	32	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:	Net Pay:	
200.00		0.00	200.00	0.00	15.30	184.70	
George E Smith Jr A06912	07-14-2023	SAL	SALARY	P-1	1.00	200.0000	200.00
	1117877	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:	Net Pay:	
200.00		0.00	200.00	0.00	15.30	184.70	
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:	Net Pay:	
600.00		0.00	600.00	0.00	45.90	554.10	



Gross to Net Register

Long Lake Ranch CDD

Payroll # 20238 | Pay Date 07/14/2023 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
	Gross Pay:	Expenses:	Gross Earnings:	Deductions:		Taxes:	Net Pay:
Grand Totals:	600.00	0.00	600.00	0.00		45.90	554.10



Gross to Net Register

Long Lake Ranch CDD

Payroll # 20238 | Pay Date 07/14/2023 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
Department - *** : ***							
Heidi A Clawson Y06910	07-14-2023	SAL	SALARY	P-1	1.00	200.0000	200.00
	1117876	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:		Net Pay:
200.00		0.00	200.00	0.00	15.30		184.70
William Pellan Z06911	07-14-2023	SAL	SALARY	P-1	1.00	200.0000	200.00
	32	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:		Net Pay:
200.00		0.00	200.00	0.00	15.30		184.70
George E Smith Jr A06912	07-14-2023	SAL	SALARY	P-1	1.00	200.0000	200.00
	1117877	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:		Net Pay:
200.00		0.00	200.00	0.00	15.30		184.70
Gross Pay:		Expenses:	Gross Earnings:	Deductions:	Taxes:		Net Pay:
600.00		0.00	600.00	0.00	45.90		554.10
Sub Totals : Department - ***							

Long Lake Ranch Community Development District
250 International Parkway Suite 208
Lake Mary, FL 32746
Tel: (321) 263-0132

July 1, 2023

U.S. BANK N.A. – CDD
Lockbox Services SDS 12-2657
PO Box 86
Minneapolis, MN 55486-2657

Subject: Assessments collected by the County Tax Collector

To Whom It May Concern:
Enclosed please find check(s) for deposit as follows:

Amount	Check No.	Deposit Account
\$ 12,980.30	1481	Account #209464000 Series 2014A (Revenue)
\$ 9,610.06	1482	Account #250999000 Series 2015 (Revenue)
\$ 7,832.59	1483	Account #250387003 Series 2016 (Revenue)

Sincerely,

Al Zhang

Accountant
250 International Parkway Suite 208
Lake Mary, FL 32746
352-451-7995

Long Lake Ranch Community Development District
250 International Parkway Suite 208
Lake Mary, FL 32746
Tel: (321) 263-0132

July 1, 2023

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\$ 12,980.30	1481	Account #209464000 Series 2014A (Revenue)
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\$ 7,832.59	1483	Account #250387003 Series 2016 (Revenue)

Sincerely,

Al Zhang

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250 International Parkway Suite 208
Lake Mary, FL 32746
352-451-7995

Long Lake Ranch Community Development District
250 International Parkway Suite 208
Lake Mary, FL 32746
Tel: (321) 263-0132

July 1, 2023

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\$ 9,610.06	1482	Account #250999000 Series 2015 (Revenue)
\$ 7,832.59	1483	Account #250387003 Series 2016 (Revenue)

Sincerely,

Al Zhang

Accountant
250 International Parkway Suite 208
Lake Mary, FL 32746
352-451-7995



Tanner Beddow

Sales and Design Consultant

p: **813-321-3570** o: 813-657-6091

a: 512 Jetton St. Tampa, FL 33619

w: tuffshed.com e: TBeddow@tuffshed.com

Invoice

Long Lake Ranch CDD
19037 Long Lake Ranch Blvd.
Lutz, FL 33559

Project Total: \$21,526.65
Deposit Amount paid: \$10,933.30
Amount currently due: \$8440.68

10% due after shed completion: \$2152.67

Please make payable to "Tuff Shed"
Address: 512 Jetton St. Tampa, FL 33619

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

INVOICE
070723-1

To: Long Lake Ranch CDD
250 International Pkwy, Suite 208
Lake Mary, FL 32746

Date: July 7, 2023

Placed rubble rip-rap to remediate erosion
along top of MES slab on east side of Pond 60
behind 18991 Roseate Drive

TOTAL DUE \$ 750

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

INVOICE
070723-2

To: Long Lake Ranch CDD
250 International Pkwy, Suite 208
Lake Mary, FL 32746

Date: July 7, 2023

Repaired skimmer on control structure on
west side of “big lake”, behind residence
at 1866 Nature View Way.

TOTAL DUE \$ 750

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

INVOICE
071223-1

To: Long Lake Ranch CDD
250 International Pkwy, Suite 208
Lake Mary, FL 32746

Date: July 12, 2023

Removed and replaced 3 elevated sidewalk
panels, and removed underlying roots, on
path at Amenity Center Mail Kiosk

TOTAL DUE \$ 2000



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6963470
Account Number: 209464000
Invoice Date: 06/23/2023
Direct Inquiries To: JAMES J. AUDETTE
Phone: 407-835-3820

2/4

VESTA DISTRICT SERVICES
250 INTERNATIONAL PARKWAY, SUITE 208
LAKE MARY, FL 32746

RECEIVED JUL 05 2023

LONG LAKE RANCH CDD 2014 A-1

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$3,932.88

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

LONG LAKE RANCH CDD 2014 A-1

Invoice Number: 6963470
Account Number: 209464000
Current Due: \$3,932.88

Direct Inquiries To: JAMES J. AUDETTE
Phone: 407-835-3820

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 209464000
Invoice # 6963470
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/4

Invoice Number: 6963470
Invoice Date: 06/23/2023
Account Number: 209464000
Direct Inquiries To: JAMES J. AUDETTE
Phone: 407-835-3820

LONG LAKE RANCH CDD 2014 A-1

Accounts Included 209464000 209464004 209464006 209464007 209464008
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	3,650.00	100.00%	\$3,650.00
Subtotal Administration Fees - In Advance 06/01/2023 - 05/31/2024				\$3,650.00
Incidental Expenses 06/01/2023 to 05/31/2024	3,650.00	0.0775		\$282.88
Subtotal Incidental Expenses				\$282.88
TOTAL AMOUNT DUE				\$3,932.88





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6963470
Invoice Date: 06/23/2023
Account Number: 209464000
Direct Inquiries To: JAMES J. AUDETTE
Phone: 407-835-3820

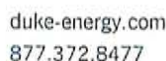
LONG LAKE RANCH CDD 2014 A-1

4/4

CURRENT CHARGES ALLOCATED AND DIRECT DEBIT

			Portion of			
Account Detail	Volume	Rate	Year	Total Fees	Direct Debit	Net Due
209464004	LONG LAKE RANCH CDD 2014A-1 INT					
Incidental Expenses	3,650.00	0.0775		\$282.88	\$0.00	\$282.88
04280 Administration	1.00			\$3,650.00	\$0.00	\$3,650.00
Subtotal 209464004				\$3,932.88	\$0.00	\$3,932.88
TOTAL AMOUNT DUE				\$3,932.88	\$0.00	\$3,932.88





Page 1 of 3

Service address	Bill date	Jun 16, 2023
LONG LAKE RANCH COMM DEV DIS	For service	May 17 - Jun 15
000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL		30 days
LITE LONG LAKE RCH V4 SL		

Account number 9100 8435 5645

Billing summary

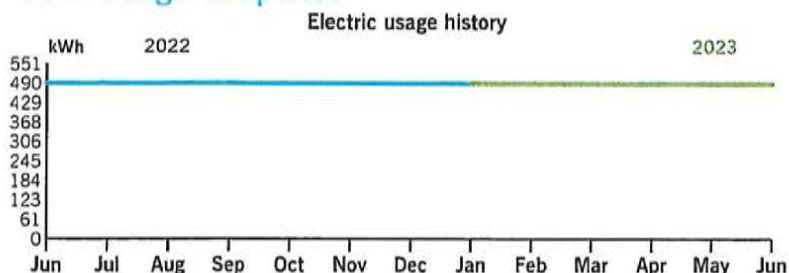
Previous Amount Due	\$347.72
<i>Payment Received Jun 07</i>	-347.72
Current Lighting Charges	346.16
Taxes	1.57
Total Amount Due Jul 07	\$347.73



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

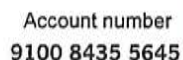
83° 84° 84° 81° 74° 71° 64° 64° 69° 71° 76° 78° 79°

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

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

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



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

\$347.73
by Jul 7

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

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



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



024107 000006613



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

8891008435564500066000000000000000003477300000347738

b.def.duke.bills.20230515202719.5.afp-48213-000006613



duke-energy.com
877.372.8477

Account number 9100 8435 5645

Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 17 - Jun 15		
Description	Quantity	Usage
SV FLAGLER ACR 9500L	10	490 kWh
Total	10	490 kWh

Billing details - Lighting

Billing Period - May 17 23 to Jun 15 23	
Customer Charge	\$1.65
Energy Charge	
490.000 kWh @ 4.784c	23.44
Fuel Charge	
490.000 kWh @ 5.270c	25.82
Asset Securitization Charge	
490.000 kWh @ 0.051c	0.25
Fixture Charge	
SV FLAGLER ACR 9500L	155.30
Maintenance Charge	
SV FLAGLER ACR 9500L	18.40
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
10 Pole(s) @ \$12.130	121.30
Total Current Charges	\$346.16

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.26
Gross Receipts Tax	1.31
Total Taxes	\$1.57





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



165 0 1
10-10002

LONG LAKE RANCH CDD

Service Address: 18981 LONG LAKE RANCH BOULEVARD

Bill Number: 18601286

Billing Date: 6/22/2023

Billing Period: 5/8/2023 to 6/7/2023

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		
				6/7/2023			

Transactions

Previous Bill	71.80
Payment 06/08/23	-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 available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

RECEIVED JUN 26 2023

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 7/10/2023

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

The Total Due will be electronically transferred on 07/10/2023.

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

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

013078005092928041860128640000071802



LONG LAKE RANCH

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	7/10/23
Billing Date	6/15/23
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	196.21
Payments Received Thru 6/08/23	-196.21
Thank you for your payment!	
Balance Forward	.00
New Charges	206.21
Total Amount Due	\$206.21



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WAYS TO PAY YOUR BILL



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



800-801-6652



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Google Play



Download on the
App Store

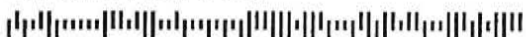
MyFrontier app



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

6790 0007 NO RP 15 06152023 YNNNNNNN 01 003410 0011

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



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



LONG LAKE RANCH

Page 3 of 4

Date of Bill
Account Number6/15/23
813-406-4423-061521-5

CURRENT BILLING SUMMARY

Local Service from 06/15/23 to 07/14/23

Qty Description	813/406-4423.0	Charge
Basic Charges		
OneVoice Nationwide		29.99
\$10 Voice Discount per Line When Bundled with Internet		
OneVoice Access Line		
Carrier Cost Recovery Surcharge		13.99
Federal Subscriber Line Charge - Bus		6.50
Frontier Roadwork Recovery Surcharge		2.75
Access Recovery Charge-Business		2.50
FCA Long Distance - Federal USF Surcharge		4.06
FL State Communications Services Tax		3.08
Federal USF Recovery Charge		2.62
County Communications Services Tax		1.52
FL State Gross Receipts Tax		1.21
Pasco County 911 Surcharge		.40
Federal Excise Tax		.36
FL Telecommunications Relay Service		.10
FL State Gross Receipts Tax		.08
Total Basic Charges		69.16
Non Basic Charges		
Business Fiber Internet 500		105.99
1 Usable Static IP Address		19.99
Total Non Basic Charges		125.98
Toll/Other		
Federal Primary Carrier Single Line Charge		7.99
FCA Long Distance - Federal USF Surcharge		2.32
FL State Communications Services Tax		.51
County Communications Services Tax		.25
Total Toll/Other		11.07
TOTAL	206.21	

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$80.23 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective June 25, 2023, Frontier will charge a \$50.00 Equipment Restocking Fee per account to recover some of the expense of arranging and returning to inventory Frontier provided CommScope and Sagemcom routers when Internet is disconnected, including logistics, shipping, and refurbishing costs. Charges for non-returned equipment will continue to apply. We are also removing the \$9.99 per account disconnect fee.



Detail of Frontier Com of America Charges

Toll charged to 813/406-4423

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	8	16	.00
***Customer Summary	8	16	.00

Caller Summary Report

	Calls	Minutes	Amount
Interstate	2	6	.00
Intrastate	6	10	.00
***Customer Summary	8	16	.00



LONG LAKE RANCH

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	7/10/23
Billing Date	6/15/23
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	100.99
Payments Received Thru 6/08/23	-100.99
Thank you for your payment!	
Balance Forward	.00
New Charges	110.99
Total Amount Due	\$110.99



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frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL



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



800-801-6652



MyFrontier® app



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

6790 0007 NO RP 15 06152023 NNNNNNNN 01 000218 0001

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



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



LONG LAKE RANCH

Page 3 of 4

Date of Bill
Account Number**6/15/23**
813-949-6028-061521-5**CURRENT BILLING SUMMARY**

Local Service from 06/15/23 to 07/14/23

Qty Description 813/949-6028.0

Non Basic Charges

Business Fiber Internet 500

1 Usable Static IP Address

Total Non Basic Charges**TOTAL 110.99****Charge**

105.99

5.00

110.99

CUSTOMER TALK

Effective June 25, 2023, Frontier will charge a \$50.00 Equipment Restocking Fee per account to recover some of the expense of arranging and returning to inventory Frontier provided CommScope and Sagemcom routers when Internet is disconnected, including logistics, shipping, and refurbishing costs. Charges for non-returned equipment will continue to apply. We are also removing the \$9.99 per account disconnect fee.





State of Florida
Department of Revenue

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

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

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

Access Source: 61-8017823328-7

Confirmation Number: 230718480034

DR15-EZ

Certificate Number Collection Period Confirm Date and Time

61-8017823328-7 04/2023 - 06/2023 07/18/2023 11:39:01 PM ET

Location Address

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

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

Contact Information	
Name	Al Zhang
Phone	(352) 451 - 7995
Email	azhang@vestapropertyservices.com

Debit Date: 7/20/2023
Amount for Check: \$280.17
Bank Routing Number: 267090594
Bank Account Number: 9855243309
Bank Account Type: Checking
Corporate/Personal: Corporate
Name on Bank Account: LONG LAKE RANCH
COMMUNITY
DEVELOPMENT DI

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

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

Signature: Al Zhang
Phone Number: 352-451-7995
Email Address: azhang@vestapropertyservices.com

1. Gross Sales \$ 3817.65
(Do not include tax)
2. Exempt Sales \$ 0.00
(Include these in Gross Sales, Line 1)
3. Taxable Sales/Purchases \$ 3817.65
(Include Internet/Out-of-State Purchases)

Discretionary Sales Surtax Information		
Taxable Sales and		
A. Purchases Not Subject to	\$	0.00
Discretionary Sales		
Surtax		
B. Total Discretionary	\$	41.05
Sales Surtax Due		

4. Total Tax Due \$ 287.35
(Include Discretionary Sales Surtax from Line B)
5. Less Lawful Deductions \$ 0.00
6. Less DOR Credit Memo \$ 0.00
7. Net Tax Due \$ 287.35
8. a. Less (-) Collection Allowance; or if Late, \$ 7.18
8. b. Plus (+) Penalty and Interest \$ 0.00
9. Amount Due With Return \$ 280.17

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

Payment you have authorized

280.17



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



33 0 1

42-52316

LONG LAKE RANCH CDD

Service Address: 0 COMMUNITY CENTER

Bill Number: 18664793

Billing Date: 7/6/2023

Billing Period: 5/19/2023 to 6/20/2023

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	5/19/2023	22549	6/20/2023	22754	32	205

Usage History

Water

Irrigation

June 2023	205
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

Transactions

Previous Bill	818.40
Payment 06/19/23	-818.40 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 130.0 Thousand Gals X \$8.76	1,138.80
Total Current Transactions	1,501.68
TOTAL BALANCE DUE	\$1,501.68

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.

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Account # 0928090
Customer # 01307800
Balance Forward 0.00
Current Transactions 1,501.68

Total Balance Due \$1,501.68
Due Date 7/24/2023

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

The Total Due will be electronically transferred on 07/24/2023.

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

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

013078005092809061866479300001501685



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

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



34 0 1

42-52316

LONG LAKE RANCH CDD

Service Address: 18981 LONG LAKE RANCH BOULEVARD

Bill Number: 18664814

Billing Date: 7/6/2023

Billing Period: 5/19/2023 to 6/20/2023

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	5/19/2023	331	6/20/2023	335	32	4

Usage History

Month	Usage
June 2023	4
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

Transactions

Previous Bill	157.27
Payment 06/19/23	-157.27 CR
Past Due	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	4.0 Thousand Gals X \$2.04 8.16
Sewer	
Sewer Base Charge	93.08
Sewer Charges	4.0 Thousand Gals X \$6.48 25.92
Total Current Transactions	165.79
TOTAL BALANCE DUE	\$165.79

*Past due balance is delinquent and subject to further fees and immediate disconnect.

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.

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

Account #	0928725
Customer #	01307800
Past Due	0.00
Current Transactions	165.79

Total Balance Due	\$165.79
Due Date	7/24/2023

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

The Total Due will be electronically transferred on 07/24/2023.

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

013078005092872571866481420000165796



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
30823	06/09/2023	\$962.50	06/24/2023	Net 15	

P.O. NUMBER
10586

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/30/2023	Access/ Gate:Service Reason for call: 1. New access cards not working at some of the gates - please check. 2. Drop off access cards. Tech notes: 1. Checked programming and access levels for any errors - none found. 2. Swiped new card - not recognized by expansion node. 3. Called tech support to go through the process of RMA. 4. Tech support created ticket #CASE2646973 and confirmed E3 client not updating data - warranty exchange.	3.50	125.00	437.50
05/30/2023	Access Control Cards 200PGGMV HID iClass Access Cards Card #'s: 3800-3899 FC: 101	100	5.25	525.00

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

\$962.50

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Project Manager Philip Chang

Tish Dobson
Long Lake Ranch CDD
c/o DPGF
250 International Pkwy, Suite 208
Lake Mary, FL 32746

Invoice

June 16, 2023

Project No: 20192175-000

Invoice No: 42

FEID #59-1173834

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

Professional Services through June 4, 2023

Phase 01 General Engineering Services

Professional Personnel

	Hours	Rate	Amount	
Professional 6				
Chang, Philip 5/10/2023	1.00	170.00	170.00	
Prepare exhibit/scope for erosion repair and provide to DM.				
Chang, Philip 5/30/2023	.25	170.00	42.50	
Provide information to DM related to MES repairs.				
Totals	1.25		212.50	
Total Labor				212.50
		Total this Phase		\$212.50
		Total this Invoice		\$212.50

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Invoice

June 16, 2023

Project No:

20192175-002

Invoice No:

6

Project Manager

Philip Chang

FEID #59-1173834

Tish Dobson

Long Lake Ranch CDD

c/o DPF

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 June 4, 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	22 %	1,512.50	1,465.00	47.50	5,487.50
	Totals	7,000.00			1,512.50	1,465.00	47.50	5,487.50

SUB-TOTAL PROFESSIONAL SERVICES:

47.50

INVOICE TOTAL:

47.50

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
01 - Utility Bldg Civil Site Plan Permitting			
Professional 6			
Chang, Philip	5/18/2023	.25 Hrs @ 190.00	47.50
Search files and provide requested shed info to concrete contractor as requested;			
01 - Utility Bldg Civil Site Plan Permitting Total	.25		47.50

Project	20192175-002	Long Lake Ranch Utility Bldg Site Plan	Invoice	6
---------	--------------	--	---------	---

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
5	5/22/2023	332.50	0.00	0.00	0.00	0.00	332.50
	Total	332.50	0.00	0.00	0.00	0.00	332.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 21, 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. 3238040

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. 3238040
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

05/02/23	S. Sandy	Review draft minutes
05/04/23	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same
05/04/23	S. Sandy	Prepare license agreement for fitness classes

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

June 21, 2023

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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. 3238039

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. 3238039
12123-1

Re: General Counsel

For Professional Legal Services Rendered

05/02/23	S. Sandy	1.30	357.50	Review Vesta agreement; confer with Dobson regarding same; prepare first addendum to Vesta agreement
05/02/23	D. Wilbourn	0.40	62.00	Revise and transmit Vesta services addendum
05/06/23	S. Sandy	0.30	82.50	Prepare audit response; review FY 2022 audit
05/08/23	J. Gillis	0.30	46.50	Coordinate response to auditor letter
05/08/23	S. Sandy	0.10	27.50	Prepare audit response letter
05/10/23	S. Sandy	0.40	110.00	Confer with Pellan regarding correspondence from Lilley regarding landscape maintenance; conduct follow-up regarding same
05/11/23	D. Wilbourn	0.40	62.00	Conduct property ownership due diligence
05/12/23	S. Sandy	0.30	82.50	Review plat; confer with Dobson regarding landscape maintenance

KUTAK ROCK LLP

Long Lake Ranch CDD

June 21, 2023

Client Matter No. 12123-1

Invoice No. 3238039

Page 2

05/18/23	S. Sandy	0.20	55.00	request Confer regarding fishing cease and desist letter
05/18/23	D. Wilbourn	0.40	62.00	Revise cease and desist letter regarding prohibited fishing
05/31/23	S. Sandy	0.40	110.00	Prepare cease and desist letter to fisherman; prepare license agreement for vending machine
TOTAL HOURS		4.50		
TOTAL FOR SERVICES RENDERED				\$1,057.50
TOTAL CURRENT AMOUNT DUE				<u>\$1,057.50</u>



Invoice

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

Invoice # 409276
Date 03/31/2023
Terms
Due Date 03/31/2023
Memo March '23 Fees

Bill To

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

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

Thank you for your business.

Total 2,003.19

Himes Electrical Service, Inc.

P. O. Box 516
Lutz, Florida 33548

Invoice

Date	Invoice
6/5/2023	23485

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

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

Work Order	Purchase Order	Terms	Due Date	Rep
12250		Due on receipt	6/5/2023	JKH

Quantity	Description	Rate	Amount
1	Service Call 6/1	45.00	45.00
1	Electrician	95.00	95.00
2	Materials - HOM250 GFI breaker	168.22	336.44
	Replaced 2 GFI breakers for fountain pumps.		
	All work is complete.		
Thank you for your business.		Total	\$476.44
		Payments/Credits	\$0.00
		Balance Due	\$476.44

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



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

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

Date 06/01/2023

Invoice # 410904

In Reference To:

Monthly contracted management fees, as follows:

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

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

Total 4,337.58

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01025P

Date 06/23/2023

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

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

Description

Serial # 23-01025P
P.O./Ref.# 00082490.DOCX/

Amount

\$76.56

Board of Supervisors Meeting

RE: Board of Supervisors Meeting on July 6, 2023 at 6:00 p.m.
Published: 6/23/2023

Important Message

Please include our Serial #
on your check

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

Paid	()
Total	\$76.56

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

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

NOTICE

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Business Observer

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

INVOICE

Legal Advertising

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") will be held on Thursday, July 6, 2023, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice of a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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 the appeal is to be based.

Long Lake Ranch Community Development District
Tish Dobson, District Manager
(321) 263-0132, Ext. 285

Publication date: June 23, 2023

23-01025P

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

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Invoice

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

Invoice # 411049
Date 07/01/2023
Terms
Due Date 07/01/2023
Memo July'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

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

Invoice # 411020
Date 07/01/2023

Terms
Due Date 07/01/2023
Memo July'23 Fees

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

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



Date: 6/29/2023
Invoice #: 2023-315

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

P.O. #:

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$2,460.00
<p>Please make all checks payable to GHS Environmental</p> <p>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.</p> <p>THANK YOU FOR YOUR BUSINESS!</p>	Payments/Credits	\$0.00
	Balance Due	\$2,460.00



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

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

Date 07/01/2023

Invoice # 411134

In Reference To:

Monthly contracted management fees, as follows:

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

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

Total 4,337.58



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
30885	06/30/2023	\$499.00	07/15/2023	Net 15	

P.O. NUMBER
10556

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/07/2023	Service:Reg. Reason for call: Install new PoE switch - power up & test internet & cameras. Tech notes: 1. Removed non-functioning switch and installed new switch. 2. Tested internet & cameras - (1) camera not working - pulled it to send to manufacturer for warranty claim. 3. Checked NVR for connection & recording - OK.	2	125.00	250.00
06/07/2023	Service:Parts Netgear-GS116PP100NAS 16 Port Gigabit PoE switch 183W rackmount	1	249.00	249.00

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

BALANCE DUE

\$499.00

*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



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcslsecurity.com
http://DCSlsecurity.com

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30886	06/30/2023	\$536.50	07/15/2023	Net 15	

P.O. NUMBER
10557

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/07/2023	Access/ Gate:Service Reason for call: Troubleshoot access issues after power surge. Tech notes: 1. Tested system - not updating remote panels. Called tech support for possible RMA and ran through a test with support. Ended up defaulting the master panel & rebooting the database. Remote panels were updated with that solution. 2. Replaced bad exit button at right park entrance & tested - OK.	3.50	125.00	437.50
06/07/2023	Access/ Gate:Parts SD-6276-SS1Q Piezoelectric Illuminated RTE Button	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

\$536.50

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

Invoice 14038



BILL TO

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

DATE
07/01/2023

PLEASE PAY
\$13,675.00

DUE DATE
07/01/2023

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

For the service month of this billing, kindly refer to the date on the invoice. Thank you!

TOTAL DUE **\$13,675.00**

THANK YOU.

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

Invoice 14061



BILL TO

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

DATE
06/30/2023

PLEASE PAY
\$225.00

DUE DATE
06/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 6/5/23:			
Replaced broken drip line in multiple areas on island on Sunlake and Roscate Drive, also replaced valve box that was missing lid.			
Sales RB Jumbo VBox	1	75.00	75.00
Sales Drip coupler	15	0.50	7.50
Sales Drip line, per foot	5	1.00	5.00
Sales Labor - technician	2.50	55.00	137.50

TOTAL DUE

\$225.00

THANK YOU.



Invoice

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

Invoice # 411628
Date 06/30/2023
Terms
Due Date 06/30/2023
Memo June'23 Fees

Bill To

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

Description	Quantity	Rate	Amount
Facility Maintenance	1	2,950.80	2,950.80

Thank you for your business.

Total 2,950.80



Resident Services Invoice

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

Date 06/30/2023
Invoice # WC0389
Terms Due on receipt

Bill To

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

Description	Quantity	Rate	Serial/Lot Numbers	Amount	Tax Code
Phosphate treatment on both pools	1	100.00		100.00	-Not Taxable-

Total 100.00
Amount Due 100.00

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





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

Invoice

Invoice # 411407
Date 07/01/2023

Terms
Memo Monthly Pool Maintena...

Bill To

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

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

Total 2,315.00



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 SW0000358415
 Page Page 1 of 1
 Date 07/01/2023
 Customer 16948
 Site 0
 PO Number
 Due Date 07/26/2023

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD 1x Week				
01 - Jul	MONTHLY - WASTE COLLECTION (Jul 01/23 - Jul 31/23)		\$80.00	1.00	\$80.00
01 - Jul	ADMIN FEE - MONTHLY (Jul 01/23 - Jul 31/23)		\$3.95	1.00	\$3.95
01 - Jul	FUEL SURCHARGE				\$1.71
	SITE TOTAL				\$85.66

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

INVOICE TOTAL \$85.66

Invoice SW0000358415
 Page Page 1 of 1
 Date 07/01/2023
 Customer 16948
 Site 0
 PO Number
 Due Date 07/26/2023

Please return this portion with payment to:
Coastal Waste & Recycling
 PO Box 25756
 Miami FL 33102-5756
 www.coastalwasteinc.com

AMOUNT REMITTED

0025756SW0169480000SW000035841500000085668

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01164P

Date 07/14/2023

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

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

Description

Serial # 23-01164P
P.O./Ref.# 4894-3128-7399.1

Amount

\$264.69

Notice of Public Hearings to Consider the Adoption of the Fiscal Year 2023/2024 Budget

RE: Public Hearing on August 3, 2023 at 6:00pm at Long Lake Ranch Amenity
Center

Published: 7/14/2023

Important Message

Please include our Serial #
on your check

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

Paid ()
Total \$264.69

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

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Business Observer

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

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INVOICE

Invoice Number 231523 Invoice Date 7/14/23

tampaprint.com
813 875 7083
4410 W Hillsborough Ave
Ste A
Tampa FL 33614
Since 1984

Bill To:

Long Lake Ranch CDD
Vesta Property Services
250 International Parkway Suite 208
Lake Mary FL 32746
Phone: 321-263-0132, ext. 733
E-Mail: lmuether@vestapropertyservices.com

Customer PO:

Quantity	Description	Amount
834	Long Lake Ranch CDD One Sheet Two Sided	\$ 173.80
834	Long Lake Ranch CDD #10 Window Envelopes - Print return address Validate and presort Mailing List, - Fold Insert Seal letters Deliver to post office with documentation.	\$ 502.37
834	Postage U.S.P.S. First Class Postage	\$ 453.98
Taken by: Brad Krantz Thank you for your order!		
Long Lake Ranch CDD		
SUBTOTAL		\$ 1,130.15
TAX		
SHIPPING		\$ 0.00
DEPOSITS		\$ 0.00
TOTAL		\$ 1,130.15
AMOUNT DUE		\$ 1,130.15

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01200P

Date 07/21/2023

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

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

Description

Amount

Serial # 23-01200P
P.O./Ref.# 4882-6337-0343.1

\$83.13

Notice of Public Hearings to Consider the Adoption of the Fiscal Year 2023/2024

RE: Public Hearing on August 3, 2023 at 6:00 p.m. at the Long Lake Ranch
Amenity Center

Published: 7/21/2023

Important Message

Please include our Serial #
on your check

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

Paid ()
Total \$83.13

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

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Business Observer

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

INVOICE

Legal Advertising

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

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INVOICE
Type: NEW ORDER

Account Number	Date	Order Number	PO Number
62301	7/14/2023	1334836	-----

Long Lake Ranch
Doug Ruhlig
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558
US

REMIT TO
Dynamic Media
38283 Mound Road
Sterling Heights, MI 48310
US
586-978-4214
M-F 9AM-6PM ET

SALESPERSON
Aerial Skinner

PAYMENT TERMS
Due upon receipt

Number Name Site Reference

0001 Long Lake Ranch
19037 Long Lake Ranch Blvd, Lutz, FL 33558

QTY	PART #	DESCRIPTION	UNIT PRICE	EXTENDED
1	SIR-I-ANN-P	SXM Annual Streaming Service - Primary	\$335.88 US	\$335.88 US
1	DM-RACT	Reactivation Fee	\$15.00 US	\$15.00 US
			Site Subtotal	\$350.88 US
			Site Shipping	\$0.00 US
			Site Tax	\$1.13 US
			Site Total	\$352.01 US

Account Outstanding Balances			
0-30	31-60	61-90	> 90
\$0.00 US	\$0.00 US	\$0.00 US	\$0.00 US

SUBTOTAL	\$350.88 US
SHIPPING	\$0.00 US
TAX	\$1.13 US
TOTAL	\$352.01 US
PAYMENTS	\$352.01 US
BALANCE	\$0.00 US

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 24, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3252913

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. 3252913

12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

05/31/23	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same
06/01/23	D. Wilbourn	Prepare fiscal year budget documents
06/19/23	S. Sandy	Prepare FY 2023-2024 budget documents

TOTAL FOR SERVICES RENDERED	\$2,060.00
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TOTAL CURRENT AMOUNT DUE	<u>\$2,060.00</u>
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EXHIBIT 7



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

August 3, 2023

Mr. Logan Muether
Long Lake Ranch Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

**\$4,450,000 Long Lake Ranch Community Development District
Capital Improvement Revenue Bonds, Series 2014A-1 and
\$5,050,000 Long Lake Ranch Community Development District
Capital Improvement Revenue Bonds, Series 2014A-2 ("Bonds")**

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended June 5, 2023 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of June 5, 2023.

The next annual arbitrage rebate calculation date is June 5, 2024. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Mr. James Audette, US Bank

Long Lake Ranch Community Development District

*\$4,450,000 Long Lake Ranch Community Development
District Capital Improvement Revenue Bonds, Series
2014A-1 and \$5,050,000 Long Lake Ranch Community
Development District Capital Improvement Revenue
Bonds, Series 2014A-2*

For the period ended June 5, 2023



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

August 3, 2023

Long Lake Ranch Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Re: \$4,450,000 Long Lake Ranch Community Development District Capital Improvement Revenue Bonds, Series 2014A-1 and \$5,050,000 Long Lake Ranch Community Development District Capital Improvement Revenue Bonds, Series 2014A-2 ("Bonds")

Long Lake Ranch Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended June 5, 2023 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(509,012.75) at June 5, 2023. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Arbitrage Certificate, the calculations have been performed based upon a Bond Yield of 6.0336%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Long Lake Ranch Community Development District

August 3, 2023

\$4,450,000 Capital Improvement Revenue Bonds, Series 2014A-1 and

\$5,050,000 Capital Improvement Revenue Bonds, Series 2014A-2

For the period ended June 5, 2023

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is June 6, 2014.
2. The end of the first Bond Year for the Bonds is June 5, 2015.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Long Lake Ranch Community Development District

August 3, 2023

\$4,450,000 Capital Improvement Revenue Bonds, Series 2014A-1 and

\$5,050,000 Capital Improvement Revenue Bonds, Series 2014A-2

For the period ended June 5, 2023

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Capital Improvement Revenue Bonds, Series 2014A-2 were selected for full redemption on November 1, 2017; however, the Series 2014A-1 Bonds are still outstanding as of June 5, 2023, and thus remain subject to arbitrage compliance.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Long Lake Ranch Community Development District

August 3, 2023

\$4,450,000 Capital Improvement Revenue Bonds, Series 2014A-1 and

\$5,050,000 Capital Improvement Revenue Bonds, Series 2014A-2

For the period ended June 5, 2023

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Long Lake Ranch Community Development District

August 3, 2023

\$4,450,000 Capital Improvement Revenue Bonds, Series 2014A-1 and

\$5,050,000 Capital Improvement Revenue Bonds, Series 2014A-2

For the period ended June 5, 2023

SOURCE INFORMATION

Bonds

Source

Closing Date

Arbitrage Certificate

Bond Yield

Arbitrage Certificate

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Long Lake Ranch Community Development District

August 3, 2023

\$4,450,000 Capital Improvement Revenue Bonds, Series 2014A-1 and

\$5,050,000 Capital Improvement Revenue Bonds, Series 2014A-2

For the period ended June 5, 2023

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

\$4,450,000 LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2014A-1 AND
 \$5,050,000 LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2014A-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 6 / 2014 ISSUE DATE
 6 / 6 / 2019 BEGINNING OF COMPUTATION PERIOD
 6 / 5 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.0336%	ALLOWABLE EARNINGS
6 / 6 / 2019	BEGINNING BALANCE		0.00	320,175.00	406,050.59	85,875.59
6 / 19 / 2019	A-1 RESERVE FUND		0.00	(900.00)	(1,138.95)	(238.95)
7 / 1 / 2019	A-1 RESERVE FUND		521.49	0.00	0.00	0.00
7 / 2 / 2019	A-1 RESERVE FUND		0.00	(521.49)	(658.53)	(137.04)
8 / 1 / 2019	A-1 RESERVE FUND		534.48	0.00	0.00	0.00
8 / 2 / 2019	A-1 RESERVE FUND		0.00	(534.48)	(671.60)	(137.12)
9 / 3 / 2019	A-1 RESERVE FUND		473.74	0.00	0.00	0.00
9 / 4 / 2019	A-1 RESERVE FUND		0.00	(473.74)	(592.14)	(118.40)
10 / 1 / 2019	A-1 RESERVE FUND		447.97	0.00	0.00	0.00
10 / 2 / 2019	A-1 RESERVE FUND		0.00	(447.97)	(557.34)	(109.37)
11 / 1 / 2019	A-1 RESERVE FUND		402.18	0.00	0.00	0.00
11 / 4 / 2019	A-1 RESERVE FUND		0.00	(402.18)	(497.74)	(95.56)
12 / 2 / 2019	A-1 RESERVE FUND		335.39	0.00	0.00	0.00
12 / 3 / 2019	A-1 RESERVE FUND		0.00	(335.39)	(413.09)	(77.70)
1 / 2 / 2020	A-1 RESERVE FUND		331.23	0.00	0.00	0.00
1 / 3 / 2020	A-1 RESERVE FUND		0.00	(331.23)	(405.96)	(74.73)
2 / 3 / 2020	A-1 RESERVE FUND		322.59	0.00	0.00	0.00
2 / 4 / 2020	A-1 RESERVE FUND		0.00	(322.59)	(393.35)	(70.76)
3 / 2 / 2020	A-1 RESERVE FUND		301.56	0.00	0.00	0.00
3 / 3 / 2020	A-1 RESERVE FUND		0.00	(301.56)	(365.95)	(64.39)
4 / 1 / 2020	A-1 RESERVE FUND		158.52	0.00	0.00	0.00
4 / 2 / 2020	A-1 RESERVE FUND		0.00	(158.52)	(191.45)	(32.93)
5 / 1 / 2020	A-1 RESERVE FUND		2.46	0.00	0.00	0.00
5 / 4 / 2020	A-1 RESERVE FUND		0.00	(2.46)	(2.96)	(0.50)
6 / 1 / 2020	A-1 RESERVE FUND		1.63	0.00	0.00	0.00
6 / 2 / 2020	A-1 RESERVE FUND		0.00	(1.63)	(1.95)	(0.32)
7 / 1 / 2020	A-1 RESERVE FUND		1.57	0.00	0.00	0.00
7 / 2 / 2020	A-1 RESERVE FUND		0.00	(1.57)	(1.87)	(0.30)
8 / 3 / 2020	A-1 RESERVE FUND		1.63	0.00	0.00	0.00
8 / 4 / 2020	A-1 RESERVE FUND		0.00	(1.63)	(1.93)	(0.30)
9 / 1 / 2020	A-1 RESERVE FUND		1.63	0.00	0.00	0.00
9 / 2 / 2020	A-1 RESERVE FUND		0.00	(1.63)	(1.92)	(0.29)

\$4,450,000 LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2014A-1 AND
 \$5,050,000 LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2014A-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 6 / 2014 ISSUE DATE
 6 / 6 / 2019 BEGINNING OF COMPUTATION PERIOD
 6 / 5 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.0336%	ALLOWABLE EARNINGS
10 / 1 / 2020	A-1 RESERVE FUND		1.57	0.00	0.00	0.00
10 / 2 / 2020	A-1 RESERVE FUND		0.00	(1.57)	(1.84)	(0.27)
11 / 2 / 2020	A-1 RESERVE FUND		1.63	0.00	0.00	0.00
11 / 3 / 2020	A-1 RESERVE FUND		0.00	(1.63)	(1.90)	(0.27)
12 / 1 / 2020	A-1 RESERVE FUND		1.57	0.00	0.00	0.00
12 / 2 / 2020	A-1 RESERVE FUND		0.00	(1.57)	(1.82)	(0.25)
12 / 29 / 2020	A-1 RESERVE FUND		0.11	0.00	0.00	0.00
12 / 29 / 2020	A-1 RESERVE FUND		0.27	0.00	0.00	0.00
1 / 4 / 2021	A-1 RESERVE FUND		1.62	0.00	0.00	0.00
1 / 5 / 2021	A-1 RESERVE FUND		0.00	(1.62)	(1.87)	(0.25)
1 / 26 / 2021	A-1 RESERVE FUND		0.00	(0.38)	(0.44)	(0.06)
2 / 1 / 2021	A-1 RESERVE FUND		1.62	0.00	0.00	0.00
2 / 2 / 2021	A-1 RESERVE FUND		0.00	(1.62)	(1.86)	(0.24)
3 / 1 / 2021	A-1 RESERVE FUND		1.48	0.00	0.00	0.00
3 / 2 / 2021	A-1 RESERVE FUND		0.00	(1.48)	(1.69)	(0.21)
4 / 1 / 2021	A-1 RESERVE FUND		1.62	0.00	0.00	0.00
4 / 2 / 2021	A-1 RESERVE FUND		0.00	(1.62)	(1.84)	(0.22)
5 / 3 / 2021	A-1 RESERVE FUND		1.57	0.00	0.00	0.00
5 / 4 / 2021	A-1 RESERVE FUND		0.00	(1.57)	(1.78)	(0.21)
6 / 1 / 2021	A-1 RESERVE FUND		1.62	0.00	0.00	0.00
6 / 2 / 2021	A-1 RESERVE FUND		0.00	(1.62)	(1.83)	(0.21)
7 / 1 / 2021	A-1 RESERVE FUND		1.57	0.00	0.00	0.00
7 / 2 / 2021	A-1 RESERVE FUND		0.00	(1.57)	(1.76)	(0.19)
8 / 2 / 2021	A-1 RESERVE FUND		1.62	0.00	0.00	0.00
8 / 3 / 2021	A-1 RESERVE FUND		0.00	(1.62)	(1.81)	(0.19)
9 / 1 / 2021	A-1 RESERVE FUND		1.65	0.00	0.00	0.00
9 / 2 / 2021	A-1 RESERVE FUND		0.00	(1.65)	(1.83)	(0.18)
9 / 17 / 2021	A-1 RESERVE FUND		0.00	(281.25)	(311.47)	(30.22)
10 / 1 / 2021	A-1 RESERVE FUND		1.57	0.00	0.00	0.00
10 / 4 / 2021	A-1 RESERVE FUND		0.00	(1.57)	(1.73)	(0.16)
11 / 1 / 2021	A-1 RESERVE FUND		1.62	0.00	0.00	0.00
11 / 2 / 2021	A-1 RESERVE FUND		0.00	(1.62)	(1.78)	(0.16)
12 / 1 / 2021	A-1 RESERVE FUND		1.57	0.00	0.00	0.00

\$4,450,000 LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2014A-1 AND
 \$5,050,000 LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2014A-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 6 / 2014 ISSUE DATE
 6 / 6 / 2019 BEGINNING OF COMPUTATION PERIOD
 6 / 5 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.0336%	ALLOWABLE EARNINGS
12 / 2 / 2021	A-1 RESERVE FUND		0.00	(1.57)	(1.72)	(0.15)
12 / 29 / 2021	A-1 RESERVE FUND		1.12	0.00	0.00	0.00
12 / 30 / 2021	A-1 RESERVE FUND		0.00	(1.12)	(1.22)	(0.10)
1 / 3 / 2022	A-1 RESERVE FUND		1.62	0.00	0.00	0.00
1 / 4 / 2022	A-1 RESERVE FUND		0.00	(1.62)	(1.76)	(0.14)
2 / 1 / 2022	A-1 RESERVE FUND		1.62	0.00	0.00	0.00
2 / 2 / 2022	A-1 RESERVE FUND		0.00	(1.62)	(1.75)	(0.13)
3 / 1 / 2022	A-1 RESERVE FUND		1.48	0.00	0.00	0.00
3 / 2 / 2022	A-1 RESERVE FUND		0.00	(1.48)	(1.59)	(0.11)
4 / 1 / 2022	A-1 RESERVE FUND		1.62	0.00	0.00	0.00
4 / 4 / 2022	A-1 RESERVE FUND		0.00	(1.62)	(1.74)	(0.12)
5 / 2 / 2022	A-1 RESERVE FUND		1.57	0.00	0.00	0.00
5 / 3 / 2022	A-1 RESERVE FUND		0.00	(1.57)	(1.67)	(0.10)
6 / 1 / 2022	A-1 RESERVE FUND		78.54	0.00	0.00	0.00
6 / 2 / 2022	A-1 RESERVE FUND		0.00	(78.54)	(83.39)	(4.85)
7 / 1 / 2022	A-1 RESERVE FUND		173.85	0.00	0.00	0.00
7 / 5 / 2022	A-1 RESERVE FUND		0.00	(173.85)	(183.59)	(9.74)
8 / 1 / 2022	A-1 RESERVE FUND		298.88	0.00	0.00	0.00
8 / 2 / 2022	A-1 RESERVE FUND		0.00	(298.88)	(314.21)	(15.33)
9 / 1 / 2022	A-1 RESERVE FUND		458.42	0.00	0.00	0.00
9 / 2 / 2022	A-1 RESERVE FUND		0.00	(458.42)	(479.56)	(21.14)
10 / 3 / 2022	A-1 RESERVE FUND		520.40	0.00	0.00	0.00
10 / 4 / 2022	A-1 RESERVE FUND		0.00	(520.40)	(541.53)	(21.13)
11 / 1 / 2022	A-1 RESERVE FUND		693.15	0.00	0.00	0.00
11 / 2 / 2022	A-1 RESERVE FUND		0.00	(693.15)	(717.96)	(24.81)
12 / 1 / 2022	A-1 RESERVE FUND		853.49	0.00	0.00	0.00
12 / 2 / 2022	A-1 RESERVE FUND		0.00	(853.49)	(879.67)	(26.18)
12 / 21 / 2022	A-1 RESERVE FUND		0.06	0.00	0.00	0.00
12 / 21 / 2022	A-1 RESERVE FUND		0.33	0.00	0.00	0.00
12 / 22 / 2022	A-1 RESERVE FUND		0.00	(0.39)	(0.40)	(0.01)
1 / 3 / 2023	A-1 RESERVE FUND		971.76	0.00	0.00	0.00
1 / 4 / 2023	A-1 RESERVE FUND		0.00	(971.76)	(996.29)	(24.53)
2 / 1 / 2023	A-1 RESERVE FUND		1,031.51	0.00	0.00	0.00

\$4,450,000 LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2014A-1 AND
 \$5,050,000 LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2014A-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 6 / 2014 ISSUE DATE
 6 / 6 / 2019 BEGINNING OF COMPUTATION PERIOD
 6 / 5 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.0336%	ALLOWABLE EARNINGS
2 / 2 / 2023	A-1 RESERVE FUND		0.00	(1,031.51)	(1,052.67)	(21.16)
3 / 1 / 2023	A-1 RESERVE FUND		987.09	0.00	0.00	0.00
3 / 2 / 2023	A-1 RESERVE FUND		0.00	(987.09)	(1,002.37)	(15.28)
4 / 3 / 2023	A-1 RESERVE FUND		1,124.88	0.00	0.00	0.00
4 / 4 / 2023	A-1 RESERVE FUND		0.00	(1,124.88)	(1,136.27)	(11.39)
5 / 1 / 2023	A-1 RESERVE FUND		1,149.61	0.00	0.00	0.00
5 / 2 / 2023	A-1 RESERVE FUND		0.00	(1,149.61)	(1,155.89)	(6.28)
6 / 1 / 2023	A-1 RESERVE FUND		1,250.54	0.00	0.00	0.00
6 / 2 / 2023	A-1 RESERVE FUND		0.00	(1,250.54)	(1,251.16)	(0.62)
		<u>318,993.75</u>	<u>13,463.89</u>	<u>305,529.86</u>	<u>390,010.20</u>	<u>84,480.34</u>
	ACTUAL EARNINGS		13,463.89			
	ALLOWABLE EARNINGS		<u>84,480.34</u>			
	REBATE REQUIREMENT		(71,016.45)			
	FUTURE VALUE OF 6/5/2019 CUMULATIVE REBATE REQUIREMENT		(429,985.92)			
	FUTURE VALUE OF 6/5/2020 COMPUTATION DATE CREDIT		(2,103.59)			
	FUTURE VALUE OF 6/5/2021 COMPUTATION DATE CREDIT		(2,004.71)			
	FUTURE VALUE OF 6/5/2022 COMPUTATION DATE CREDIT		(1,942.08)			
	COMPUTATION DATE CREDIT		<u>(1,960.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(509,012.75)</u>			

EXHIBIT 8



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

August 3, 2023

Long Lake Ranch Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Long Lake Ranch Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$4,450,000 Long Lake Ranch Community Development District Capital Improvement Revenue Bonds, Series 2014A-1 and \$5,050,000 Long Lake Ranch Community Development District Capital Improvement Revenue Bonds, Series 2014A-2

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to

certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the two annual bond years ending June 5, 2024 and June 5, 2025 is \$1,300, which is \$650 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Long Lake Ranch Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

EXHIBIT 9

Cooper Pools Remodeling & Resurfacing Inc

1723 Montgomery Bell Rd
Wesley Chapel, FL 33543 US
+1 8447665256
info@cooperpoolsinc.com
https://cooperpoolsinc.com



Estimate

ADDRESS
Long lake Ranch
19037 Long Lake Ranch Blvd
Lutz, Fl

ESTIMATE 1274
DATE 07/05/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Drain Pool	Neutralize water, drain pool, Remove hydrostatic plug	1	995.00	995.00
	Pool Demolition	Pool Demolition Remove all surface to original concrete	1	31,400.00	31,400.00
	Cap tile	Non Skid cap tile per dept of health	1	3,600.00	3,600.00
	Tile Installation Labor	Tile Installation Labor	1	6,200.00	6,200.00
	New Pool Surface	New Pool Surface Wet Edge Technologies Quartz Bluestone	1	50,200.00	50,200.00
	New Surface Scum Gutter	New Surface Scum Gutter Wet Edge Technologies Quartz Bluestone	1	6,500.00	6,500.00
	New Scum Gutter Receivers	New Receivers with proper extensions to ensure proper flow	24	150.00	3,600.00
	New Floor returns	New Floor returns	24	100.00	2,400.00
	Reset Ladders	Reset ladders and hand rails	1	200.00	200.00
	Chemical Start Up	Chemical Start Up, daily brushing for 28 days exp sundays , all start up procedures according to nation plaster council start up guide	28	100.00	2,800.00
TOTAL					\$107,895.00

Accepted By

Accepted Date

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



1

PROPOSAL

LONG LAKE RANCH
ATTN: DOUG RUHLIG
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558
(813) 406-4423

INSTALL NEW 6"X 6" SINGLE BULLNOSE WATER LINE TILE (LOWER LEVEL OF TILE) (CODE)

REASON: WHEN YOU REMARCITE THE GUTTERS YOU ELIMINATE THE SLOPE THAT THE GUTTERS HAVE. BY REPLACING THE TILE, YOU ARE ABLE TO LIFT THE TILE AND KEEP THE SLOPE OF THE GUTTERS, SO YOU HAVE BETTER SKIMMING ACTION. CODE REQUIRES A 2" SLOPE FROM FRONT TO BACK OF GUTTER.

- A. WATER LEVEL POOL
 - B. THOROUGHLY CLEAN TILE
 - C. SET HOMESOTE BOARDS
 - D. APPLY THINSET AND SET TILE
 - E. GROUT TILE
 - D. MARCITE TOP AND BOTTOM OF THE TILE
- TOTAL RUNNING FEET 265

TOTAL \$ 6,890.00 (CODE)

INSTALL NEW 6"X 6" SINGLE BULLNOSE TILE WITH DEPTH MARKERS (UPPER ROW OF TILE)

- A. ACID WASH AND APPLY TRISODIUM PHOSPHATE ON OLD TILE
 - B. REMOVE ALL LOOSE OR BROKEN TILE AND BLOCK IN
 - C. CUT OFF OLD BULL-NOSE OF TILE
 - D. APPLY THINSET AND APPLY TILE
 - E. GROUT TILE
- TOTAL RUNNING FEET 265

TOTAL \$ 7,950.00 (OPTIONAL)

Specializing in Pool & Spa Service, Repair, Remodeling

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



2

HYDRO BLAST POOL TO REMOVE ALL LOOSE MATERIAL LEAVING SUBSTRATE SOUND FOR NEW SURFACE. (HIGHLY RECOMMENDED BUT NOT A CODE REQUIREMENT)

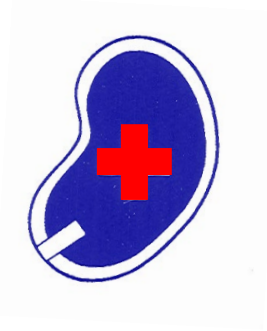
- A. HYDRO BLAST POOL REMOVING ALL LOOSE MATERIAL
 - B. HAUL AWAY ALL DEBRIS
 - C. FILL IN DEEP AREAS WITH CEMENT MAKING SURFACE MORE UNIFORM FOR FINAL SURFACE
 - D. BOND COAT POOL MAKING POOL READY FOR FINAL SURFACE
- TOTAL SQUARE FEET 4932

TOTAL \$ 24,660.00

Specializing in Pool & Spa Service, Repair, Remodeling

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



3

POOL SURFACE OPTION # 1

MARQUIS, KRYSTAL KRETE OR DIAMOND BRITE POOL AND GUTTER

- A. PULL HYDROSTATIC PLUG IN MAIN DRAIN
- B. DRAIN POOL
- C. SAW CUT LINE UNDER EXISTING TILE LINE
- D. CHISEL AROUND RETURNS
- E. KNOCK OUT ALL HOLLOW SPOTS IN OLD MARCITE (UP TO 5% OF POOL SURFACE AREA)
- F. CHLORINE WASH POOL
- G. ACID WASH POOL
- H. APPLY BONDING AGENT TO ENTIRE POOL SURFACE (TO INSURE ADHESION)
- I. INSTALL NEW VGBA MAIN DRAIN FRAME AND GRATE, INSTALL NEW GUTTER GRATES (CODE)
- J. APPLY NEW SURFACE 3/8" MINIMUM THICKNESS TO ENTIRE POOL AND GUTTER AREA
- K. HAND TROWEL TO A SMOOTH FINISH
- L. RINSE OFF EXCESS CEMENT AND EXPOSE AGGREGATE
- M. REFILL AND ADJUST CHEMICALS IN POOL (14 DAY FREE POOL SERVICE)
- N. GO OVER PROPER CHEMICAL LEVELS WITH OWNER
- O. GIVE OWNER A SWIMMING POOL MANUAL
- P. GIVE OWNER FREE LIFETIME CONSULTATION

TOTAL SQUARE FEET 4932 PLUS 265 OF GUTTER

INSTALL 2"X 6" SINGLE BULL-NOSE NON-SLIP TILE ON STEP EDGES, BENCH AND ABOVE STEPS (CODE)

TOTAL \$ 45,606.00

Specializing in Pool & Spa Service, Repair, Remodeling

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



4

POOL SURFACE OPTION # 2

INSTALL HYDRAZZO BY CLI TO POOL AND GUTTER

- A. PULL HYDROSTATIC PLUG IN MAIN DRAIN
 - B. DRAIN POOL
 - C. SAW CUT LINE UNDER EXISTING TILE LINE
 - D. CHISEL AROUND RETURNS
 - E. KNOCK OUT ALL HOLLOW SPOTS IN OLD MARCITE (UP TO 5% OF POOL SURFACE AREA)
 - F. CHLORINE WASH POOL
 - G. ACID WASH POOL
 - H. **APPLY BONDING AGENT TO ENTIRE POOL SURFACE (TO INSURE ADHESION)**
 - I. **INSTALL NEW VGBA MAIN DRAIN FRAME AND GRATE, INSTALL NEW GUTTER GRATES (CODE)**
 - J. APPLY HYDRAZZO 3/8" MINIMUM THICKNESS TO ENTIRE POOL AREA AND GUTTER AREA
 - K. HAND TROWEL TO A SMOOTH FINISH
 - L. REFILL AND ADJUST CHEMICALS IN POOL (**14 DAYS FREE POOL SERVICE**)
 - M. GO OVER PROPER CHEMICAL LEVELS WITH OWNER
 - N. GIVE OWNER A SWIMMING POOL MANUAL
 - O. GIVE OWNER FREE LIFETIME CONSULTATION
- TOTAL SQUARE FEET 4932 PLUS 265 OF GUTTER

INSTALL 2"X 6" SINGLE BULL-NOSE NON-SLIP TILE ON STEPS EDGE, BENCH AND ABOVE STEPS (CODE)

TOTAL \$ 50,538.00

(PER HRS ALL COLOR CHOICES MUST HAVE WHITE BACKGROUND)

Specializing in Pool & Spa Service, Repair, Remodeling

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



*All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices; That if any substantial defect occurs in workmanship, it will be remedied without cost to the owner if written notice is given the Contractor within 2 years after the performance of such work, provided pool and equipment have been maintained in accordance with the recommendations of the service contractor. Warrantee does not cover leaking, discoloration, etching, expansions or settling cracks in tile, patio decks, coping or retaining walls. **Any alteration or deviation from above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above the estimate.** Warranty is non-transferrable. This proposal subject to acceptance within 15 days and is void thereafter at the option of the owner of THE POOL DOCTOR.*

In any dispute arising out of this contract including breach enforcement or interpretation, the prevailing party of such dispute shall be entitled to recover from the non-prevailing party, reasonable attorney's fees, cost, and expenses whether or not suit is filed. If suit is filed, it is agreed that Pinellas County shall be the venue for such proceedings. Accounts past due will be subject to a 12 % per month interest charge (18% A.P.R.).

*THE POOL DOCTOR OF CENTRAL FLORIDA INC. hereby proposes to furnish labor and materials - complete in accordance with the above specifications, with payment to be made as follows. **One-third down with acceptance of proposal. Two-thirds paid as pool is filling.***

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. The Pool Doctor of Central Florida Inc. are authorized to do the work as specified. Payment will be made as outlined above.

Authorization: D. LONG

Date: 8/4/2023

Client

Signature : LONG LAKE RANCH

Date : _____

Client

Signature : _____

Specializing in Pool & Spa Service, Repair, Remodeling

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



REFERENCES LIC #CPC01458389

Better Business Bureau
5830 142nd Ave North
Clearwater
727-535-5522

Bay Isle Condo (9/18)
7500 Sun Island Drive
South Pasadena

Chateau Tower (11/17)
7050 Sunset Drive South
South Pasadena

Lakeshore Ranch (5/18)
19730 Sundance Lake Blvd
Land O Lakes

One Laurel Place (7/19)
201 West Laurel Street
Tampa

Seaview Townhomes (9/17)
2661 St. Joseph Drive East
Dunedin

Tarpon Landings HOA (3/19)
2124 Tarpon Landings Drive
Tarpon Springs

Pinellas County
Construction
Licensing Board
727-536-4720

Bell Channelside Apartment (10/17)
1120 E. Twiggs Street
Tampa

Harbour Isles (1/19)
121 Spindle Shell Way
Apollo Beach

Lexington Oaks CDD (10/16)
26304 Lexington Oaks Blvd
Wesley Chapel

Park Crest (3/19)
700 S. Harbour Island Blvd
Tampa

Seven Oaks Clubhouse (12/19)
2910 Sports Core Circle
Wesley Chapel

Ultimar 1 HOA (3/19)
1520 Gulf Blvd
Clearwater

Consumer Affairs
Consumer Protection
727-464-6200

Belleair Towers (7/16)
1100 Ponce De Leon Blvd
Clearwater

Innisbrook (11/17)
36750 US Hwy 19 N
Palm Harbor

Madeira Beach (11/17)
210 Medallion Blvd
Madeira Beach

Sandbar Townhomes (2/20)
751 Pinellas Bayway South
Tierra Verde

South Beach #4 (1/19)
1480 Gulf Blvd
Clearwater

White Hall Apartment (10/19)
3301 58th Ave S
St. Petersburg

Specializing in Pool & Spa Service, Repair, Remodeling



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Long Lake Ranch

Zero entry pool resurface

By Jack Pink
The Pool Works of Florida
August 4, 2023



Commercial Pool Construction, Renovation & Innovation

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.



Construction | Renovation | Repairs & Service | Pool Furniture

The following resources are available to verify licensing and business practices.

Better Business Bureau



www.bbbwestflorida.org
727-535-5522

Pinellas County Construction Licensing Board



www.pcclb.com
727-536-4720

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
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State of Florida Pool Contractor, License # CPC1457968

PUBLIC SWIMMING POOL RESURFACING CODE REQUIREMENT EXPLANATION

The following survey details the changes that are required for the pool to meet current code. These changes are required when the pool is renovated. This survey is a tool to inform the property owners of the requirements. The Health Dept. will perform an inspection after the work is completed to assure the property owner that current code requirements have been met.

This is very important to ensure the proposal is accurate and prevent expensive change orders later. It is unlawful for a company to begin construction or modification to any public pool without first having received written approval from the Health Dept.

The existing step tile must be replaced with a permanent, continuous, dark color tile to highlight the step area. The tiles must also be NON-SKID.

The existing gutter tile does not meet code. They must be replaced with NON-SKID tile.

The existing depth marker tiles will be replaced to meet code.

International "No Diving" tiles are required by code.

The existing gutter grates will be replaced with new fittings, frames and grates. They also need to be made flush with the gutters.

Upon inspection the gutter of the pool does not meet code. Gutter slope from lip of gutter to gutter drain must be increased downward, not to exceed 2 inches. The lip of the gutter must be level, within 1/4" overall.

A new VGB compliant main drain frame and grate will be installed.



State of Florida Pool Contractor, License # CPC1457968

POOL RESURFACING PROPOSAL

Submitted To: Long Lake Ranch zero entry pool

Date: August 4, 2023

Work to be performed at: 19037 Long Lake Ranch Blvd. Lutz 33558

Point of Contact: Douglas Ruhlig; manager@longlakeranchclub.com ; 813-406-4423

Pool Size:	Length 70'	Perimeter 264'	Total Square Footage
	Width 50'	Depth 0' to 5'	4424'

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Perform 24 hour Static Water Test to verify Water Loss	INCLUDED
--	----------

Refinish pool interior with HYDRAZZO	\$37,604.00
--------------------------------------	-------------

Refinish gutters with HYDRAZZO	\$ 6,600.00
--------------------------------	-------------

Install gutter fittings, frame & grates	Qty. 26 Grates	\$ 1,628.00
---	----------------	-------------

Install upper tile	264 Lin. Ft.	\$ 6,600.00
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Install lower tile	258 Lin. Ft.	\$ 6,450.00
--------------------	--------------	-------------

Install NON SKID step/bench tile as per code	130 Lin. Ft.	\$ 3,250.00
--	--------------	-------------

Install VGB Compliant main drain frame and grate	Qty. 1	\$ 250.00
--	--------	-----------

Install Depth & Notification Markers as per code	Qty. 101 tiles	\$ 2,525.00
--	----------------	-------------

Install International "No Diving" tiles	Qty. 9 tiles	\$ 270.00
---	--------------	-----------

New Chemical Start-up		\$ 2,212.00
-----------------------	--	-------------

Permit Fees		\$ 600.00
-------------	--	-----------

Note: After the pool is drained it will be inspected for cracks and if cracks are found, management will be notified. The cost for crack repair is at a cost of \$100.00 per linear foot.

POOL RESURFACING JOB TOTAL \$67,889.00

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Long Lake Ranch zero entry pool

Date: August 4, 2023

1. Payment schedule as follows:

30% will be invoiced 60 days prior to work commencing.	\$20,366.70
50% due upon tile delivery to site.	\$33,944.50
20% due within 7 days of completion	\$13,577.80

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. The Pool Works includes removing loose plaster and patching as part of its contract however, in the event of severe loose plaster The Pool works will accept the cost of removing and replacing up to 1% of the total square footage of the pool. Any more than 1% of the square footage will be removed and replaced at a rate of up to \$3.00 per square foot and will be added to the price of the contract. Other structural problems such as cracks in the pool shell or unstable substrate may also require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem as soon as the pool is drained and inspected.

6. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

7. Projects won't begin without a deposit received 60 days prior to the start date.

8. ***Material Selections will need to be made in our Largo Showroom as quickly as possible after the proposal has been signed.***

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

LED LIGHT PROPOSAL



Submitted To: Long Lake Ranch zero entry pool

Date: August 4, 2023

Work to be performed at: 19037 Long Lake Ranch Blvd. Lutz 33558

Point of Contact: Douglas Ruhlig; manager@longlakeranchclub.com ; 813-406-4423

We hereby submit specifications and estimate for replacing pool lights. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Install (6) Pentair Intellibrite G5 LED Pool Lights



THE MOST ENERGY-EFFICIENT LED POOL LIGHTING AVAILABLE

- The brightest and most energy-efficient white LED pool light on the market
- Energy efficient, utilizing up to 89% less energy than comparable incandescent lights

The IntelliBrite 5G white lights combine unmatched energy efficiency with superior light intensity and distribution. The exclusive design can be adjusted to create a standard, wider beam or a narrower pattern, depending on your pool's needs.



ENERGY EFFICIENCY:

- Pentair LED pool lights have a 2 year complete replacement warranty on the entire light.
- LED lights provide the equivalent of a 300 watt bulb (same as current lights in pool) while only consuming 45 watts of power. The LED lights are brighter and whiter.
- The (6) existing lights cost \$69.78 per month to operate (8) hours a night.
- LED lights will cost \$9.30 per month to run (8) hours a night.
- To replace lights with same type will cost \$3,900.00 and there is no warranty on the bulb and the fixture has a one year warranty.
- By choosing the LED lights you will save \$60.48 each month and will recoup the expense.
- The led bulbs themselves will last up to 10 years creating more savings by not having to replace bulbs.

TOTAL \$5,100.00

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Long Lake Ranch zero entry pool

Date: August 4, 2023

We hereby submit specifications and estimate for replacing pool lights. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

1. Payment schedule as follows:

50% will be invoiced 60 days prior to work commencing. \$2,550.00

50% due within 7 days of completion \$2,550.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process. Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

6. Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Construction Specifications for Commercial Pool Resurfacing

JOBSITE

- Will remain as clean as possible during construction
- Will remain locked and secured at all times with no access to area while under construction
- Caution tape and signs will be posted at gates or points of entry
- Safety of workers and people close to the work area will remain the highest concern
- Inspections of any work should be done with the job supervisor present

MATERIALS

- Materials may be stored on jobsite in a neat and orderly manner
- All materials will be used in strict accordance with manufacturer specifications

PREPARATION

- All pool equipment, pool lights will be turned off
- Pool will site for 24 hour Static Water Test
- Pool will be drained with submersible pumps to storm drains or other specified area
- The hydrostatic plug will be removed and precautions taken to control ground water
- Temporary pumps may be installed to control ground water
- Pool surface will be checked for stability and sounded for any loose or delaminated pool finish
- All returns will be cut back or replaced if necessary to allow for new pool finish and to ensure a new seal around them
- Install new floor inlets with diffusers and cover plates to diffuse return water into water column. Minimizes staining on pool surface
- If no new tile is being set, existing tile will be undercut for proper seal of the pool finish
- Pool light fixtures will be removed and niches internally inspected for proper sealing
- Light niches will be cut back for proper seal
- Main drain "Pot" will also be inspected for proper sealing around pipe (s)
- Ladders and grab rails will be removed if possible and anchors inspected
- Step tiles will be replaced
- Skimmers will be cut back for proper seal, if applicable
- Gutter grates and frames will be removed and replaced with new frames
- Pipes in gutter fittings will be raised if necessary and sealed
- Entire pool finish will be acid etched with hydrochloric acid
- The acid will also etch marcite to open pores and remove impurities.
- Pool surface may be bleach washed and degreased with tri-sodium phosphate if necessary
- Pool surface will be pressure washed at 3500 psi

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(Continued) Construction Specifications

INSTALLATION

- Pool surface will be bond coated with an SGM Bondcoat
- New pool surface will be applied at a minimum of 3/8" to 1/2" thickness
- Minimal accelerants will be used
- Pool surface will be mixed according to manufacturer directions
- Pool surface will be troweled into any voids created by cutback and packed to make seal
- Pool surface will be worked to a smooth finish
- Pool surface to be pneumatically applied
- A new VGB compliant main drain frame and grate will be installed
- Pool finish in gutters will be level and flush with grates
- Hydrazzo will be exposed and polished with a diamond pad.
- After installation is complete pool fill will start

TILE

- Existing tile will be removed if necessary or tile will be deglazed and cleaned for acceptance of new tile
- Tile on lip of gutter will be set to relevel pool according to the Florida Building Code requirements
- Tile will be set with polymer-modified thinset approved for underwater applications
- Tile will be grouted with polymer-modified grout approved for pool tile
- All pool tiles will be pool grade
- Code required depth markers would be set in tile line
- Tile at gutters will be set for a 2" drop from front to back of gutters

PERFORM POOL SURFACE START-UP (Per Manufacturer Start-up procedure)

- Pool equipment will be restarted
- The addition of a metal sequestrant will be added to pool
- Pool water chemistry will be completely balanced including Chlorine, PH, Total Alkalinity, Calcium Hardness and Cyanuric Acid

STRUCTURAL PROBLEMS AFTER DRAIN

Structural problems such as cracks in the pool shell or unstable substrate may require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem and additional costs as soon as the pool has been drained and inspected.



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Recent Resurface References

Bahia Del Mar I 6365 Bahia Del Mar Blvd Resource Property Management/Leah Tessler	St. Pete 727-864-0004	33715
Bahia Del Mar 5 6021 Bahia Del Mar Circle Resource Property Management/Tracy Sander	St. Pete 727-864-0004	33715
Bahia Del Mar 6 6350 Bahia Del Mar Circle Resource Property Management/Linda Kiser	St. Pete 727-864-0004	33715
Bahia Vista I 5801 Bahia Del Mar Circle Resource Property Management/Linda Kiser	St. Pete 727-864-0004	33715
Bay Island Ambassador Spa 7300 Sun Island Dr Property Manager/Joyce	S. Pasadena 727-360-2751	33707
Belle Biltmore Villas Oaks 150 Bellview Blvd Progressive Management	Belleair 727-773-9542	33756
Bonaventure Condo 3023 Bonaventure Cir Progressive Management/Simone	Palm Harbor 727-773-9542	34684
Casa Del Mar 5 6276 Sun Blvd. Resource Property Management/Vance Poland	St. Pete 727-864-0004	33715
Cedar Hollow Townhomes Cedar Hollow Lane Jim Nobles Management/Sheron Nichols	Tampa 727-441-14514	33618
Clearwater Yacht Club 803 Bayway Blvd Jack	Clearwater Beach 727-447-5135	33767
Coachman Creek 2625 SR 590 Clara Schultz, Manager	Clearwater 727-797-9701	33759
Country Club Condominium 1200 Country Club Dr. Community Management Concepts, Patricia England	Largo 727-364-4690	33771
Cypress Cove Townhomes 6249 W. Linebaugh Ave Management & Associates/ Joan Fissella	Tampa 813-433-2000	33625

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Recent Resurface References (Continued)

East Lake Woodlands Condo 5 101 Lakeview Place Rick/Maintenance	Oldsmar 727-773-6902	34667
Edgewater Arms Condo 622 Edgewater Dr Progressive Management/Bob	Dunedin 727-733-1896	34698
Forest Wood 8234 Long branch Drive Creative Property Management/ Marney	Port Richey 727-478-4917	34668
Franklin Square East 1480 Brier Ct Calibre Management/Ray	Palm Harbor 727-796-1996	34683
Glen Eagles Condominium 2600 Cypress Pond Road Citadel Property Management/Jim Ranalo	Palm Harbor 727-938-7730	34683
Glen Ellen MHP 2882 Gulf to Bay Blvd ELS Properties Mike Bowering	Clearwater 727-797-5432	33759
Golden Gate MHP Spa 8201 40 th Street North Robert	Pinellas Park 727-577-9205	33781
Heritage Isles Golf & Country Club 10630 Plantation Bay Dr. John Browne/Manager	Tampa 813-907-7388	33647
Highland Lakes HOA 3300 MacGregor Drive Carl/Maintenance Director	Palm Harbor 727-643-4125	34684
Hillcrest Mobile Home Park 2346 Druid Road Park Manager, Mike	Clearwater 727-535-7906	33764
Imperial Pines 3074 Eastland Blvd Progressive Management/Curt Young	Clearwater 727-773-9542	33756
Mariner Village 1531 Klosterman Road Progressive Property Management/Linda	Tarpon Springs 727-773-9542	34689
Palma Del Mar 2 6218 Palma Del Mar Blvd Qualified Property Management/Tracey	St. Petersburg 727-869-9700	33715

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Recent Resurface References (Continued)

Palma Del Mar 3 6268 Palma Del Mar Blvd Tom Counihan/Board President	St. Petersburg 727-865-0192	33715
Palma Del Mar 4 6322 Palma Del Mar Blvd Del-Mar Property Services/Randy Miller	St. Petersburg 727-656-3791	33715
Palma Del Mar 5 6218 Palma Del Mar Blvd Qualified Property Management/Lydia Mascato	St. Petersburg 727-869-9700	33715
Penthouse Groves 1655 South Highland Ave Progressive Property Management/Tom Reardon	Clearwater 727-773-9542	33756
Philippe Bay Townhomes 2020 Philippe Parkway Resource Property Management/Mary Hadnott	Safety Harbor 727-796-5900	34695
Pine Ridge at Sugar Creek 13212 Slash Pine Dr Creative Management/Lisa Remick	Hudson 727-478-4909	34667
Quiet Waters 19931 Gulf Blvd. Minute Men Property Management/Bill Prout	Indian Shores 727-593-3265	33785
Ranchero Village 7100 Ulmerton Road Property Manager/Deborah	Largo 727-536-5573	33771
Royal Palms 400 Lake Ave Peter Sala/ Plant Operations Director	Largo 727-385-2997	33771
Sandal Cove 1001 Bayshore Blvd. Progressive Property Management/ Katherine Ganglhoff	Safety Harbor 727-773-9542	34695
Sarasota County Arlington Complex 2650 Waldemere St. Jose Duque, Pool Maintenance Supervisor	Sarasota 941-315-0155	34239
Sheraton Sand Key 1160 Gulf Blvd Seaway Resorts/John Agliano	Clearwater Beach 727-593-6000	33767
Shipwatch Yacht and Tennis Club CMC Property Management/Clara Carlucci	Largo 727-595-9300	33744

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Recent Resurface References (Continued)

Shore Mariner 18304 Gulf Blvd Manager, Denny	Redington Shores 727-393-8137	33708
Surfside Condominium 11 Idlewild St Jim Nobles Management/Richard Drago	Clearwater Beach 727-441-1454	33767
Sunset Palms 3401 Gandy Blvd Manager, Richard Thomas	Pinellas Park 727-577-0287	33781
Tampa Bay Yacht and Tennis Club General Manager/Scott Fairbairn	Tampa 813-831-8665 ext 225	33611
Tarpon Shores MHP 40274 US Hwy 19 N Manager/ Michael Kostare	Tarpon Springs 727-938-2600	34689
The Childrens Home 10909 Memorial Hwy Charles	Tampa 727-599-5439	33615
Versant Place Apts 1010 Versant Drive Victoria/Manager	Tampa 813-655-1957	33511
Viewpoint on the Bay 55 Rogers Street Tom Vanhoose Board Member	Clearwater 727-812-4317	33756
Westlake Village HOA 810 Village Way Carl/Board Member	Palm Harbor 727-643-4125	34683
Windsor Club @ Legacy Park 9905 Windsor Club Drive Lacey Haker/Manager	Riverview 813-246-4334	33578



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Approved Applicator

This certificate certifies that

The Pool Works of Florida

*has completed the Hydrazzo® Polished Marble
Approved Applicator Training Program
and is authorized to offer a 10-year limited warranty*

Signature 
Tim Wills, National Sales Coordinator

Date: 9/26/14

Aquavations

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April 12, 2021



AQUAVATIONS

Dear Mr. Ball,

*The Pool Works of Florida
9191 130th Avenue N.
Largo, FL 33773*

As one of our original and largest certified Hydrazzo applicators, you have achieved the Aquavations 25-year award. With your professional craftsmanship, attention to detail and loyal dedication, you may now offer the highest designation of the Hydrazzo extended warranty. This is awarded to a very select group and is a testament to your superior knowledge of the Hydrazzo product, and the application therein.

This achievement comes with years of conscientious product application, unparalleled customer service, and pool owner training of Sound Technical Practices for start-up and maintenance. Our records reflect that Pool Works of Florida has never had a customer complaint or material claim in the past 25 years. This recognition is the highest compliment and designation offered by Aquavations Corp. It is with great pride that we provide this designation to Pool Works of Florida.

Regards,

Blaine Johnson
National Sales Manager
CL Industries/Aquavations

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Pool/Spa Finish Warranty



Aquavations Corporation provides a 10 Year Limited Warranty for Hydrazzo pool/spa finishes.

Aquavations Corp. is a worldwide leader in advanced, pre-blended exposed aggregate coating systems for the modern swimming pool. Our mission is to develop dependable, pre-blended pool plaster systems using basic and advanced technology from years of experience and hands-on applications. We have developed new and improved products, superior to any other, utilizing the earth's finest raw materials. A combined 40 years of work in the industry has produced pool surface technology unrivaled in appearance and durability.

This is exclusive for The Pool Works and its customers!



The Pool Works of Florida, have achieved a 22 Year Award for Craftsmanship and Loyal Dedication from Aquavations Corp. allowing us to offer the highest designation of the Hydrazzo Extended Warranty.

We provide an additional 10 Year Extended Limited Warranty, which warrants the same coverage as the initial 10 Year Limited Warranty.

Combined, this gives our customers a 20 Year Limited Warranty. If we are awarded the contract for your project, we will provide the extended warranty of 10 years to cover your Hydrazzo pool finish.

We at The Pool Works of Florida, Inc. will always provide the best craftsmanship and quality for every project we are awarded.

Donald Ball

Donald Ball, President

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5 Year Workmanship Warranty

The Pool Works of Florida warrants its installation of all materials utilized in all of its construction/renovation projects. The intent of the warranty is to give assurance that all workmanship is completed in accordance with manufactures' specifications and installation guidelines. This warranty is for a period of (5) five years after completion of project.

This warranty excludes damage caused by structural failure, physical abuse and/or improper maintenance.

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commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.

Hydrazzo Pool & Spa Finishes

A silky smooth texture, combined with the proven durability of exposed aggregates.



repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- **Variable Speed Pumps** Save up to 90%
- **LED Pool & Spa Lighting** reduces energy consumption up to 89%.
- **Heating** - Air Source Heat Pumps can save you up to 75%.
- **Salt Systems** save you 75-80% over standard chlorine solutions.



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EXHIBIT 10



Long Lake Ranch

Holiday Lighting 2023

Will Butler
CEO

Chassidy Butler
VP of Operations



About us

Family owned and operated

American Illuminations & Decor is a family-owned business founded by the dynamic duo, Will and Chassidy Butler, a pair of former firefighters and paramedics turned holiday decor designers.

Will and Chassidy are professionally trained and certified hands-on owners who put client satisfaction at the heart of everything they do. Whether you're looking to add a subtle sparkle to your home or planning a grand, eye-catching display for your business, American Illuminations & Decor offers a personalized approach to ensure your holiday lighting dreams become a reality.

Combining their deep-rooted commitment to service with their love for holiday cheer, Will and Chassidy have successfully transformed American Illuminations & Decor into a trusted name in the holiday lighting and decor industry. Their company is a testament to their unwavering dedication to brightening lives and spaces, one twinkling light at a time.

Will and Chassidy Butler - from lighting the way in emergencies to lighting up your holidays, their mission is to bring joy, safety, and a little bit of magic to your festive season.



Long Lake Ranch













2042

WARNING
NO LIFEGUARD
ON DUTY
SWIM AT YOUR
OWN RISK





Home For The Holidays

What are we doing?

CW LED C9's on Roofline of Both Pavilions at Amenity Center

CW LED Mini Lights on 3 Palm Trees at Nightshade

CW LED Mini Lights on 2 Trees at 10 Monuments*

CW LED Mini Lights on 2 Ligustrums at Monument**

**Installing Long Lake Ranch CDD's Lights & Wreaths
according to design as previously done**

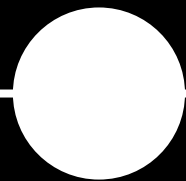
* Foxtail/Bittern Blvd, Cordgrass, Silvergrass, Peppergrass, Primrose

** Foxtail/Beautyberry Ct



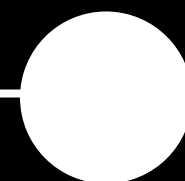
Home For The Holidays

Pricing



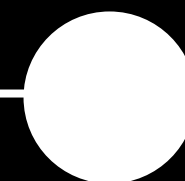
\$14,500

Purchase Price



\$12,250

Single Year Lease



\$11,000

Multi-Year Lease

****All options also include labor, equipment, installation, maintenance, takedown, and storage of leased and current Long Lake Ranch CDD owned lights and decor for the 2023 Holiday Season**



Holiday Bliss

What are we doing?

**Installing Long Lake Ranch CDD's Lights & Wreaths
according to design as previously done**



Home For The Holidays

Pricing



\$7,000

Single Year Service

\$5,500

Multi-Year Service

****All options include labor, equipment, installation, maintenance, takedown, and storage of current Long Lake Ranch CDD owned lights and decor for the 2023 Holiday Season**



Thank you

Will, Chassidy and The Elves

