



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

***Advanced Meeting Package***

***Regular Meeting***

***Thursday  
October 5, 2023  
6:00 p.m.***

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

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

# Long Lake Ranch Community Development District

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

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

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District is scheduled for **Thursday, October 5, 2023 at 6:00 p.m.** at the **Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558.**

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

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-285 or [tdobson@vestapropertyservices.com](mailto:tdobson@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*Tish Dobson*

Tish Dobson  
District Manager

Cc: Attorney  
Engineer  
District Records

District: **LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, October 5, 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. Presentation of Proof of Publication(s)**

[Exhibit 1](#)

**VI. 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 2](#)

C. District Engineer

D. District Counsel

E. Clubhouse Manager

1. **Presentation of Clubhouse Manager Report**

[Exhibit 3](#)

F. District Manager

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

[Exhibit 4](#)

**VII. Consent Agenda**

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held September 7, 2023

[Exhibit 5](#)

B. Consideration for Acceptance – The August 2023 Unaudited Financial Report

[Exhibit 6](#)

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

[Exhibit 7](#)

**VIII. Business Items**

- A. Consideration of The Pool Doctor Pool Resurfacing Repair Agreement

Exhibit 8

**IX. Supervisors Requests**

**X. Audience Comments – New Business**

**XI. Next Meeting Quorum Check: November 2, 6:00 PM**

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

**XII. Adjournment**



# EXHIBIT 1

**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, October 5, 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 to 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

September 22, 2023

23-01608P

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## EXHIBIT 2

Actions Required At Time of Inspection  
G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)  
A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)  
F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)  
S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)  
L = Treated Lilies (ie fragrant waterlily, spatterdock)  
T = Trash/debris removed  
\* = See Note

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
1/5/2023	T	T	T			T	T	T		T	T	T		T		T			T	T	T	T		T	T		
1/10/2023								T	T				T	T	T									T			
1/17/2023				T	T												T	T					T				Check in with D. Ruhlig.
1/26/2023												T													T		
2/3/2023		T	T								T	T		T		T											
2/15/2023	T			T	T			T	T				T		T		T	T		T	T		T	T			Check in with D. Ruhlig.
2/17/2023						T	T	T		T										T			T		T		Check in with T. Dobson.
2/20/2023																											Field review of ponds. Check in with T. Dobson.
3/2/2023		T	T							G, T	T	T		T		T				A, T			T				Check in with D. Ruhlig.
3/8/2023			G							G, T	G																
3/16/2023	T			T	T			T	T				G, T	G	T		T	T		T	T	T	T	T	T	T	
3/24/2023																				G							
3/29/2023																											Prepared and submitted GHS Proposal No. 23-207 to stock grass carp into Big Lake.
4/3/2023	G					T	T	T	T				T												T		
4/6/2023																				G							
4/11/2023	T, *	T	T	T	T	T				T	T	T		T	T	T	T	T	T	T	T	T	T	T	T	T	* Installed 192 grass carp (12'-14") in the Big Lake to assist with hydrilla control.
4/21/2023	G																						A, S				Check in with T. Dobson.
4/28/2023								G	G					G						G							
5/5/2023																					G						Reviewed broken skimmer on west side of Big Lake. Coordination with T. Dobson
5/15/2023	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Coordination with T. Dobson and D. Ruhlig about green space behind 18288 Roseate.
5/25/2023																									S		
5/31/2023	G																						A, L				
6/7/2023																											Prepared and submitted Proposal No. 23-217 for FPM 6 Littoral Plantings
6/8/2023																											Check in with D. Ruhlig. Field check on grass treatments.
6/12/2023	G																										
6/13/2023	G																				G						
6/21/2023																					T	T					
6/27/2023	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T	T	T	Above average trash collection from ponds. Recent heavy rain storms flushed out trash sitting in the stormdrains and underground pipes during the dry season.
7/12/2023																											
7/21/2023	T	T	T	T	T	T	T			T	T	T	T	T		T	T	T	T	T	T	T	T			T	
7/25/2023												G															Treated backside of FPM 12 with boat along adjacent wetland.
7/26/2023	G	G								G	G	G				G								G			Check in with D. Ruhlig.
7/27/2023	G																G							G			
8/2/2023	S							T	T						T									T			
8/9/2023	G			G				A, L								G	G							A			
8/11/2023	T, G	T	T	T	T	T	T	T, G	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T, G	Brush cut edge of Big Lake. Treated cattails on the backside of FPM 9 adjacent to wetland.
8/17/2023																										S	
8/21/2023																											Check in with D. Ruhlig.
9/1/2023	T							T	T		T	T	T		T	T	T				T			T	S		
9/8/2023																										T	
9/20/2023		T	T			T	T	T		T		G		G							T	G					
9/25/2023				T	T														T		T		T	T			Check in with D. Ruhlig.

## EXHIBIT 3

# Long Lake Ranch CDD

## Amenity Manager's Report

*Date of report: 9/28/2023*

*Submitted by: Doug Ruhlig*

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### **Clubhouse & Amenities**

- Golf cart went down three times this month but Aaron and I were able to bandaid it back together
- Graffiti on signs has been fixed
- Working with Pool Doctors to get scheduled.
- Algae treatment for Foxtail pool recommended
- John Deere to be available in October

## EXHIBIT 4



# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## Aquatics

September 2023



### **Pond and Lake Management:**

Most of the ponds are in good shape at the time of this report. There are signs of minimal algae growth that is being addressed. Also present is a good amount of decaying invasive vegetation along the shorelines. The cooler temperatures will assist in clearing up the nuisance algae and invasive vegetation.







# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## Landscape Maintenance



### Landscape Maintenance:

Maintenance is improving, but there is room for improvement.







# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

**Hedges / Shrubs:** Most of the shrubs and hedges are in good condition. The hedge lines are beginning to fill in as we receive more frequent rain events. Signs of new growth is prevalent on most of the hedge lines. The new hedge on the back side of the tennis courts is improving.

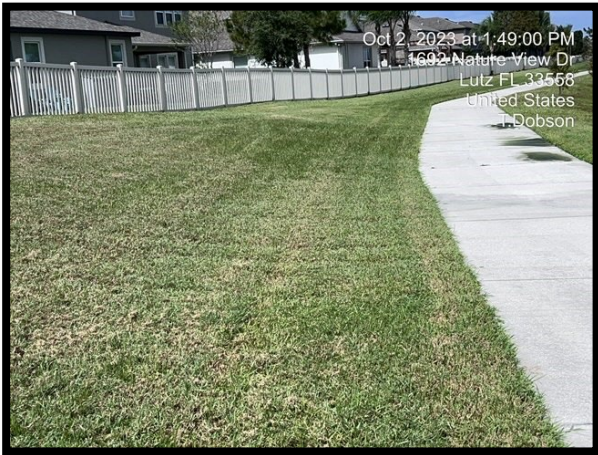






# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

**Mowing:** The turf was neatly mowed, and the edging was completed to spec. The turf lost some color over the last month; however, the density improved.



**Bed Maintenance:** Weed control continues to be an issue in specific beds, but there appears to be a little less each month. Recommend removing all dead shrubs and submit a proposal to replace as soon as possible.







# 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.

**Dead Trees Along the Lake:** Recommend removing the dead trees all along the lake and replace during the cooler months.







# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT



**Ornamental Grasses:** The ornamental grass beds have rebounded niceley this month. A few signs of Spider Mites still exist on Sunlake Blvd.

**Long Lake Ranch Sod (Warranty Work):** The section of sod was replaced and appears to be thriving.

**Utility Shed Electrical Line:** It appears that Kazar did not compact the soil into the ditch as there are areas that have washed away.

**Irrigation Leak:** An irrigation leak was identified near the pool pump area.

\*All of these observations were reported to RedTree.





# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## District Manager Report

### September Highlights

**Big Lake Drainage:**

Darrell met with RedTree to discuss options for drainage around the big lake.

**Cleaning:**

Met with Neil Wayne and Doug to review the complaints regarding the frequency of the cleaning. Internal verification is in process.

**Fountains:**

Blue Water Aquatics is in the process of repairing the fountains in the big lake.

**Pool Resurfacing Update:**

The pool tiles were selected on October 2<sup>nd</sup>; however, it is still unclear if the District will receive a 5-7% discount.

**Primrose / City of St. Petersburg Fence:**

Fielded several inquiries from residents regarding the newly installed fence.

**Signage Project:**

Working with the vendor on the verbiage.

**Site Visits:**

9/1, 9/4, 9/9, 9/11, 9/15, 9/17, 9/21, 9/24, 9/27, 10/2.

**Sunlake Roadway Lighting:**

In the process of working with Duke Energy on identifying the lights that were transferred and the invoicing.

**Towing Signage:**

813 Towing installed the new towing signage throughout the community.

**Utility Shed Electricity:**

Kazar ran the electrical line from the power source to the shed. Himes Electrical is in the process of installing the lighting and electrical outlets.

**Water/Irrigation Leak:**

An irrigation leak was identified and reported to RedTree for remediation.



## EXHIBIT 5

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community  
5 Development District was held on Thursday, September 7, 2023 at 6:00 p.m. at the Long Lake Amenity  
6 Center, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

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

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

9 Present and constituting a quorum were:

10 Bill 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 ( <i>via phone</i> )	Community Manager
21 Will Butler	American Illuminations Holiday Lighting
22 Darrell Long	The Pool Doctor
23 Shannon	Resident

24  
25 *The following is a summary of the discussions and actions taken at the September 7, 2023 Long Lake Ranch*  
26 *CDD Board of Supervisors Regular Meeting.*

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

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

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

31 There being none, the next item followed.

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

33 Mr. Twomey asked about a previous discussion the Board had had regarding tree trimming and  
34 where RedTree was in that process, as well as how many were left. Discussion ensued.

35 Mr. Smith asked about dead grass. Discussion ensued regarding chemical weed control around the  
36 fence lines and light poles.

37 Mr. Pellan commented on the mailbox issue.

38 Ms. Clawson commented on the continued state of the clubhouses and the bathrooms, and the lack  
39 of attention they were getting from staff. Discussion ensued.

40 Mr. Thompson commented on the volunteer work and asked RedTree about cleaning up a CDD  
41 fence that had been done on one fence and not another fence. He also commented on the  
42 landscaping around the gopher tortoises. Discussion ensued.



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

On a MOTION by Mr. Thompson, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board approved Supervisor Thompson as the liaison between the District and RedTree, for the Long Lake Ranch Community Development District.

**FIFTH ORDER OF BUSINESS – Staff Reports**

**A. Landscaping & Irrigation**

**1. Red Tree Report**

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

Discussion ensued regarding the potable water associated with irrigation around the clubhouse.

**The meeting moved to Exhibit 9 at this time.**

**2. Red Tree Proposals (if any)**

There being none, the next item followed.

**B. Aquatic Services**

**1. Exhibit 1: Presentation of Aquatics Treatment Report**

There being no comments, the next item followed.

**2. Exhibit 2: Presentation of Fountains Report**

**C. District Engineer**

There being none, the next item followed.

**D. District Counsel**

There being none, the next item followed.

**E. Clubhouse Manager**

**1. Presentation of Clubhouse Manager Report**

Mr. Ruhlig gave a verbal update for his report for the month. Discussion ensued regarding hurricane preparations.

Discussion ensued regarding the flagging of the gopher tortoise area.

**F. District Manager**

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

Discussion ensued regarding the parking policy.

**The meeting moved back to Exhibit 1 & 2 at this time.**

**SIXTH ORDER OF BUSINESS – Consent Agenda**

**A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 3, 2023**

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

Discussion ensued regarding streetlights and other invoices.

Discussion ensued regarding the reserves, and how much was put in last year. A request was made to move \$950.00 to reserves.

Discussion ensued regarding the resurfacing of the pool.

On a MOTION by Mr. Pellan, SECONDED by Mr. Twomey, WITH ALL IN FAVOR the Board approved the resurface, retile, and repainting of the pool and the mushroom feature, at a not-to-exceed of \$85,000.00, for the Long Lake Ranch Community Development District.

Discussion ensued regarding having a new reserve study done after the pool was completed.

*(Supervisor Smith left the meeting at 9:15PM.)*

**The meeting moved back to Exhibit 3 at this time.**

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

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

**SEVENTH ORDER OF BUSINESS – Business Items**

A. Consideration of Lakeside Drainage Proposals – Supervisor Thompson

Discussion ensued.

B. Exhibit 7: Presentation of LLS Tax Solutions Arbitrage Report – 2014A-1, A-2

On a MOTION by Mr. Pellan, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board accepted the LLS Tax Solutions Arbitrage Report, for the Long Lake Ranch Community Development District.

C. Exhibit 8: Consideration of LLS Tax Solutions Arbitrage Engagement Letter

On a MOTION by Mr. Pellan, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board approved the LLS Tax Solutions Arbitrage Engagement Letter, for the Long Lake Ranch Community Development District.

**This item was presented out of order after the Red Tree Report under the Fifth Order of Business – Staff Reports.**

D. Exhibit 9: Consideration of Pool Resurfacing Proposal Options

Mr. Long provided his input and suggestions for the project. Discussion ensued.

1. Cooper Pools

2. Pool Doctor, The

3. Pool Works, The

E. Exhibit 10: Consideration of American Illuminations & Décor Holiday Lighting Proposal

Mr. Butler provided further information on the options given to the Board. Discussion ensued.

On a MOTION by Mr. Pellán, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved the American Illuminations & Décor Holiday proposal that will also include the District's lights and wreaths, at a not-to-exceed of \$9,000.00, for the Long Lake Ranch Community Development District.

**The meeting moved back to the financials at this time.**

**EIGHTH ORDER OF BUSINESS – Supervisors Requests**

Mr. Thompson gave a presentation on events in the District. Discussion ensued.

Discussion ensued regarding the cleaning of the women's restroom.

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

There being none, the next item followed.

**TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: October 5, 6:00 PM**

All 4 Supervisors in attendance indicated that they would be able to attend the next meeting, scheduled for October 5, 2023, in person, constituting a quorum. Supervisor Smith was not present to confirm.

**ELEVENTH ORDER OF BUSINESS – Adjournment**

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

On a MOTION by Ms. Clawson, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board adjourned the meeting at 10:18 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 October 5, 2023.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

Title:   ☐ Secretary   ☐ Assistant Secretary

Title:   ☐ Chairman   ☐ Vice Chairman

## EXHIBIT 6

# Long Lake Ranch Community Development District

Financial Statements  
(Unaudited)

Preliminary

August 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 August 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 Month of August	FY 2023 Total Actual Year-to-Date	FY 2023 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 <b>REVENUE</b>															
2 <b>ASSESSMENTS LEVIED</b>															
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 <b>ADDITIONAL REVENUE</b>															
6 TENNIS	-	120	240	-	120	120	120	240	120	-	120	1,200	1,440	(240)	83%
7 ROOM RENTALS	-	125	180	-	-	180	-	180	120	-	240	1,025	150	875	683%
8 INTEREST	-	-	-	-	-	-	-	-	-	-	-	-	125	(125)	0%
9 ADVERTISEMENT RENTAL	800	1,600	800	800	-	800	1,600	800	800	-	800	8,800	-	8,800	
10 MISC. REVENUE	-	125	-	-	75	75	-	50	725	-	25	1,075	-	1,075	
11 FUND BALANCE FORWARD (removed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12 <b>TOTAL REVENUE</b>	<b>\$ 800</b>	<b>\$ 231,777</b>	<b>\$ 890,881</b>	<b>\$ 9,464</b>	<b>\$ 17,133</b>	<b>\$ 8,239</b>	<b>\$ 16,132</b>	<b>\$ 1,690</b>	<b>\$ 3,138</b>	<b>\$ -</b>	<b>\$ 1,185</b>	<b>\$ 1,180,438</b>	<b>\$ 1,242,089</b>	<b>\$ (61,650)</b>	<b>95%</b>
13 <b>EXPENDITURES</b>															
14 <b>ADMINISTRATIVE</b>															
15 SUPERVISORS - REGULAR MEETINGS	\$ 600	\$ 800	\$ 600	\$ 600	\$ 600	\$ 400	\$ 600	\$ 400	\$ -	\$ 600	\$ 600	\$ 5,800	\$ 10,000	\$ (4,200)	58%
16 SUPERVISORS - WORKSHOPS	-	-	-	-	-	600	-	600	-	-	-	1,200	2,000	(800)	60%
17 PAYROLL TAXES (BOS)	46	61	46	46	46	77	46	77	-	46	46	536	734	(199)	73%
18 PAYROLL SERVICES FEES	50	50	51	51	51	102	50	100	-	50	50	604	600	4	101%
19 DISTRICT MANAGEMENT	1,667	1,638	1,694	1,622	1,667	1,667	1,667	1,667	1,667	1,667	1,667	18,287	20,000	(1,713)	91%
20 ADMINISTRATIVE	917	917	917	917	917	917	917	917	917	917	917	10,083	11,000	(917)	92%
21 ACCOUNTING	917	917	917	917	917	917	917	917	917	917	917	10,083	11,000	(917)	92%
22 ASSESSMENT ROLL PREPERATION	417	417	417	417	417	417	417	417	417	417	417	4,583	5,000	(417)	92%
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	2,253	28,167	32,000	(3,833)	88%
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	-	32	25	110	150	(40)	73%
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	77	2,124	1,500	624	142%
34 WEBSITE HOSTING	1,538	-	-	-	-	-	-	-	-	-	-	1,538	1,600	(63)	96%
35 <b>TOTAL ADMINISTRATIVE</b>	<b>13,852</b>	<b>8,659</b>	<b>11,715</b>	<b>8,156</b>	<b>8,350</b>	<b>8,243</b>	<b>8,986</b>	<b>9,892</b>	<b>15,271</b>	<b>8,463</b>	<b>6,967</b>	<b>108,554</b>	<b>134,860</b>	<b>(26,307)</b>	<b>80%</b>
36 <b>INSURANCE</b>															
37 GENERAL LIABILITY/PROPERTY INSURANCE	20,564	-	-	-	-	-	465	-	-	-	-	21,029	22,628	(1,599)	93%
38 <b>TOTAL INSURANCE</b>	<b>20,564</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>465</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>21,029</b>	<b>22,628</b>	<b>(1,599)</b>	<b>93%</b>
39 <b>UTILITIES</b>															
40 UTILITIES - ELECTRICITY	3,730	3,586	3,632	5,282	4,793	4,716	5,222	5,469	5,303	4,564	4,617	50,914	90,000	(39,086)	57%
41 UTILITIES - STREETLIGHTS	10,809	10,805	10,807	11,208	9,015	5,248	4,955	5,657	28,443	8,456	8,457	113,861	150,000	(36,139)	76%
42 UTILITIES - WATER/SEWER	763	272	279	358	279	575	653	330	1,047	1,739	1,363	7,658	25,000	(17,342)	31%
43 UTILITIES - SOLID WASTE REMOVAL	174	1,426	91	88	88	87	87	87	86	86	87	2,387	1,716	671	139%
44 <b>TOTAL UTILITIES</b>	<b>15,476</b>	<b>16,090</b>	<b>14,809</b>	<b>16,937</b>	<b>14,174</b>	<b>10,626</b>	<b>10,917</b>	<b>11,543</b>	<b>34,879</b>	<b>14,845</b>	<b>14,524</b>	<b>174,820</b>	<b>266,716</b>	<b>(91,896)</b>	<b>66%</b>
45 <b>SECURITY</b>															
46 SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT)	650	(380)	-	1,198	-	-	-	-	-	-	313	1,781	7,600	(5,820)	23%
47 <b>TOTAL SECURITY</b>	<b>650</b>	<b>(380)</b>	<b>-</b>	<b>1,198</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>313</b>	<b>1,781</b>	<b>7,600</b>	<b>(5,820)</b>	<b>23%</b>

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2022 to August 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 Month of August	FY 2023 Total Actual Year-to-Date	FY 2023 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
48 <b>COMMUNITY MAINTENANCE</b>															
49 FIELD SERVICES	421	421	421	421	421	421	421	421	421	421	421	4,630	5,051	(420)	92%
50 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	-	600	443	-	600	291	-	600	476	548	600	4,159	3,500	659	119%
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	13,675	150,425	183,982	(33,557)	82%
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	-	30,000	-	-	-	-	30,450	30,000	450	101%
67 FIELD CONTINGENCY	1,200	-	-	-	-	1,224	-	-	-	-	-	2,424	22,931	(20,507)	11%
68 <b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>32,930</b>	<b>17,831</b>	<b>73,412</b>	<b>74,096</b>	<b>20,456</b>	<b>25,948</b>	<b>55,787</b>	<b>25,529</b>	<b>19,717</b>	<b>18,604</b>	<b>14,696</b>	<b>379,007</b>	<b>474,234</b>	<b>(95,226)</b>	<b>80%</b>
69 <b>ROAD &amp; STREET FACILITIES</b>															
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	-	-	-	-	-	450	516	5,000	(4,484)	10%
73 <b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>66</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,000</b>	<b>450</b>	<b>2,516</b>	<b>7,000</b>	<b>(4,484)</b>	<b>36%</b>
74 <b>AMENITY MAINTENANCE</b>															
75 CLUBHOUSE MANAGEMENT	8,979	9,396	9,212	8,979	10,011	4,524	8,143	6,140	9,091	12,280	6,140	92,894	126,928	(34,034)	73%
76 POOL MAINTENANCE - CONTRACT	2,315	-	-	4,630	2,315	2,315	2,315	2,315	4,630	2,315	2,315	25,465	27,780	(2,315)	92%
77 DOG WASTE STATION SUPPLIES	-	-	417	417	269	-	-	-	-	-	150	1,252	5,460	(4,208)	23%
78 AMENITY MAINTENANCE & REPAIR	555	1,918	664	430	280	1,085	1,053	1,475	2,707	783	5,118	16,067	21,000	(4,933)	77%
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	708	209	3,542	5,000	(1,458)	71%
84 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	-	-	-	-	-	-	280	1,094	-	-	59	1,433	2,000	(567)	72%
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	-	-	300	1,200	2,460	(1,260)	49%
89 CLUBHOUSE SUPPLIES	-	-	-	-	47	127	6	-	-	-	-	181	2,500	(2,319)	7%
90 <b>TOTAL PARKS AND RECREATION</b>	<b>12,337</b>	<b>12,113</b>	<b>11,243</b>	<b>15,554</b>	<b>14,372</b>	<b>8,403</b>	<b>13,052</b>	<b>12,825</b>	<b>16,752</b>	<b>16,086</b>	<b>14,290</b>	<b>147,100</b>	<b>204,628</b>	<b>(57,528)</b>	<b>72%</b>
91 <b>TOTAL EXPENDITURES</b>	<b>\$ 95,810</b>	<b>\$ 54,313</b>	<b>\$ 111,179</b>	<b>\$ 115,941</b>	<b>\$ 57,417</b>	<b>\$ 53,220</b>	<b>\$ 89,208</b>	<b>\$ 59,790</b>	<b>\$ 86,619</b>	<b>\$ 59,997</b>	<b>\$ 51,240</b>	<b>834,806</b>	<b>1,117,666</b>	<b>(282,859)</b>	<b>75%</b>
92 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(95,010)</b>	<b>177,464</b>	<b>779,702</b>	<b>(106,476)</b>	<b>(40,284)</b>	<b>(44,982)</b>	<b>(73,076)</b>	<b>(58,100)</b>	<b>(83,481)</b>	<b>(59,997)</b>	<b>(50,055)</b>	<b>345,632</b>	<b>124,423</b>	<b>221,209</b>	
93 <b>OTHER FINANCING SOURCES &amp; USES</b>															
94 TRANSFERS IN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95 TRANSFERS OUT	(95,544)	-	-	-	-	-	-	-	-	-	-	(95,877)	(50,000)	(45,877)	
96 <b>TOTAL OTHER FINANCING RESOURCES &amp; USES</b>	<b>(95,544)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(95,877)</b>	<b>(50,000)</b>	<b>(45,877)</b>	
97 <b>NET CHANGE IN FUND BALANCE</b>	<b>\$ (190,553)</b>	<b>\$ 177,464</b>	<b>\$ 779,702</b>	<b>\$ (106,476)</b>	<b>\$ (40,284)</b>	<b>\$ (44,982)</b>	<b>\$ (73,076)</b>	<b>\$ (58,100)</b>	<b>\$ (83,481)</b>	<b>\$ (59,997)</b>	<b>\$ (50,055)</b>	<b>\$ 249,755</b>	<b>\$ 74,422</b>	<b>\$ 175,332</b>	

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

	General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
<b>1 ASSETS</b>						
2 OPERATING ACCOUNT - BU	\$ 755,611	\$ -	\$ -	\$ -	\$ -	\$ 755,611
3 MONEY MARKET ACCOUNT - BU	-	934,809	-	-	-	934,809
4 RESERVE ACCOUNT - BU	-	91,277	-	-	-	91,277
5 TRUST ACCOUNTS:						-
6 REVENUE FUND	-	-	198,573	112,798	82,480	393,851
7 RESERVE FUND	-	-	318,750	117,969	95,941	532,659
8 PREPAYMENT FUND	-	-	-	-	2,217	2,217
9 ACCOUNTS RECEIVABLE	5,450	-	-	-	-	5,450
10 ASSESSMENTS RECEIVABLE - ON ROLL	-	-	-	-	207	207
11 DUE FROM OTHER FUNDS	132,994	216,993	375	278	226	350,866
12 PREPAID EXPENSES	2,891	-	-	-	-	2,891
13 DEPOSITS	49,570	-	-	-	-	49,570
<b>14 TOTAL ASSETS</b>	<b>\$ 946,515</b>	<b>\$ 1,243,079</b>	<b>\$ 517,698</b>	<b>\$ 231,045</b>	<b>\$ 181,071</b>	<b>\$ 3,119,408</b>
<b>15 LIABILITIES</b>						
16 ACCOUNTS PAYABLE	\$ 5,663	\$ -	\$ -	\$ -	\$ -	\$ 5,663
17 SALES TAX	3	-	-	-	-	3
18 ACCRUED EXPENSES	-	-	-	-	-	-
19 DEFERRED REVENUE - ON-ROLL	-	-	-	-	207	207
20 DUE TO OTHER FUNDS	217,872	132,994	-	-	-	350,866
<b>21 TOTAL LIABILITIES</b>	<b>223,539</b>	<b>132,994</b>	<b>-</b>	<b>-</b>	<b>207</b>	<b>356,740</b>
<b>22 FUND BALANCE</b>						
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	476,190	62,129	517,698	231,045	180,864	1,467,927
<b>28 TOTAL FUND BALANCE</b>	<b>722,976</b>	<b>1,110,085</b>	<b>517,698</b>	<b>231,045</b>	<b>180,864</b>	<b>2,762,669</b>
<b>29 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 946,515</b>	<b>\$ 1,243,079</b>	<b>\$ 517,698</b>	<b>\$ 231,045</b>	<b>\$ 181,071</b>	<b>\$ 3,119,408</b>



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

	<b>FY 2023 Amended Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 222,628	\$ 223,084	\$ 456
3 INTEREST & MISCELLANEOUS	1,000	29,445	28,445
<b>4 TOTAL REVENUE</b>	<b>223,628</b>	<b>252,529</b>	<b>28,901</b>
<b>5 EXPENDITURES</b>			
6 CAPITAL IMPROVEMENT PLAN (CIP)	92,276	131,061	38,785
7 CONTINGENCY	9,228	13,759	4,531
<b>8 TOTAL EXPENDITURES</b>	<b>101,504</b>	<b>144,820</b>	<b>43,316</b>
<b>9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>122,124</b>	<b>107,709</b>	<b>(14,415)</b>
<b>10 OTHER FINANCING SOURCES &amp; USES</b>			
11 TRANSFERS IN	50,000	95,544	
12 TRANSFERS OUT	-	-	
<b>13 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>50,000</b>	<b>95,544</b>	<b>45,544</b>
14 FUND BALANCE - BEGINNING	906,832	906,832	-
15 NET CHANGE IN FUND BALANCE	172,124	203,253	31,129
<b>16 FUND BALANCE - ENDING</b>	<b>\$ 1,078,956</b>	<b>\$ 1,110,085</b>	<b>\$ 31,129</b>
<b>17 ANALYSIS OF FUND BALANCE</b>			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	972,956	972,956	
20 WORKING CAPITAL	75,000	75,000	
21 UNASSIGNED	31,000	62,129	
<b>22 FUND BALANCE - ENDING</b>	<b>\$ 1,078,956</b>	<b>\$ 1,110,085</b>	

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

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 318,994	\$ 319,283	\$ 289
3 INTEREST REVENUE	-	19,274	19,274
4 MISC REVENUE	-	9,736	9,736
<b>5 TOTAL REVENUE</b>	<b>318,994</b>	<b>348,293</b>	<b>29,299</b>
<b>6 EXPENDITURES</b>			
7 INTEREST EXPENSE			
8 November 1, 2022	-	115,763	115,763
9 May 1, 2023	115,763	115,913	150
10 November 1, 2023	113,231	-	(113,231)
11 PRINCIPAL RETIREMENT			-
12 May 1, 2023	90,000	90,000	-
13 PRINCIPAL PREPAYMENT	-	15,000	15,000
<b>14 TOTAL EXPENDITURES</b>	<b>318,994</b>	<b>336,675</b>	<b>17,681</b>
<b>15 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>-</b>	<b>11,618</b>	<b>11,618</b>
<b>16 OTHER FINANCING SOURCES (USES)</b>			
17 TRANSFERS IN	-	-	-
18 TRANSFERS OUT	-	-	-
<b>19 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
20 FUND BALANCE - BEGINNING	506,081	506,081	-
21 NET CHANGE IN FUND BALANCE	-	11,618	11,618
<b>22 FUND BALANCE - ENDING</b>	<b>\$ 506,081</b>	<b>\$ 517,698</b>	<b>\$ 11,618</b>

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

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 236,383	\$ 446
3 INTEREST REVENUE	-	271	271
<b>4 TOTAL REVENUE</b>	<b>235,938</b>	<b>236,655</b>	<b>717</b>
<b>5 EXPENDITURES</b>			
6 INTEREST EXPENSE			
7 November 1, 2022	-	88,119	88,119
8 May 1, 2023	88,119	88,119	-
9 November 1, 2023	86,319	-	(86,319)
10 PRINCIPAL RETIREMENT			-
11 May 1, 2023	60,000	60,000	-
<b>12 TOTAL EXPENDITURES</b>	<b>234,438</b>	<b>236,238</b>	<b>1,800</b>
<b>13 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>1,500</b>	<b>417</b>	<b>(1,083)</b>
<b>14 OTHER FINANCING SOURCES (USES)</b>			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
<b>17 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
18 FUND BALANCE - BEGINNING	230,628	230,628	-
19 NET CHANGE IN FUND BALANCE	1,500	417	(1,083)
<b>20 FUND BALANCE - ENDING</b>	<b>\$ 232,128</b>	<b>\$ 231,045</b>	<b>\$ (1,083)</b>

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

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 192,869	\$ 192,662	\$ (207)
3 INTEREST REVENUE	-	5,206	5,206
<b>4 TOTAL REVENUE</b>	<b>192,869</b>	<b>197,868</b>	<b>4,999</b>
<b>5 EXPENDITURES</b>			
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
<b>13 TOTAL EXPENDITURES</b>	<b>190,569</b>	<b>206,534</b>	<b>15,966</b>
<b>14 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>2,300</b>	<b>(8,666)</b>	<b>(10,966)</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
<b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
19 FUND BALANCE - BEGINNING	189,530	189,530	-
20 NET CHANGE IN FUND BALANCE	2,300	(8,666)	(10,966)
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 191,830</b>	<b>\$ 180,864</b>	<b>\$ (10,966)</b>

## Long Lake Ranch CDD

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
<b>09/30/2022</b>		<b>EOY Balance</b>				<b>364,594.10</b>
10/01/2022	1461	Egis Insurance & Risk Advisors	Insurance FY 10/1/22 - 10/1/23 Policy # 100122769		20,564.00	344,030.10
10/03/2022	01ACH100322	Duke Energy	Summary Bill - Sept 2022		14,691.39	329,338.71
10/04/2022	100044	County Sanitation	Invoice: 100322-6755 (Reference: 19037 Long Lake Ranch Blvd.. )		87.21	329,251.50
10/04/2022	100045	Innersync	Invoice: 20770 (Reference: Outgoing PDF Accessibility and Website Services. )		1,537.50	327,714.00
10/04/2022	100046	Vesta Property Services, Inc.	Invoice: 401900 (Reference: Oct Management Services fees. )		8,979.23	318,734.77
10/06/2022	100047	County Sanitation	Invoice: 2A127846 (Reference: 19037 Long Lake Ranch- Trash Removal. )		87.21	318,647.56
10/06/2022	100048	Johnson Engineering, Inc.	Invoice: 34 (Reference: Professional Personnel 9.11. ) Invoice: 4 (Reference: Professional Ser..		742.50	317,905.06
10/06/2022	100049	RedTree Landscape Systems	Invoice: 11549 (Reference: Monthly Grounds Maintenance. ) Invoice: 11461 (Reference: Repl		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 (		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 Pellam	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 Managen		7,337.58	267,501.90
10/26/2022	100059	Kutak Rock LLP	Invoice: 3125416 (Reference: Professional Services Rendered. ) Invoice: 3125413 (Reference:		3,091.50	264,410.40
10/26/2022	100060	Vesta Property Services	Invoice: 403571 (Reference: Monthly pool services. ) Invoice: 403621 (Reference: Oct Manag		11,710.90	252,699.50
<b>10/31/2022</b>		<b>EOM Balance</b>		<b>808.66</b>	<b>112,703.26</b>	<b>252,699.50</b>
11/01/2022	ACH110122	Duke Energy	Summary Bill - OCT 2022		14,202.25	238,497.25
11/01/2022	100061	GHS LLC	Invoice: 2022-538 (Reference: Aquatic Maintenance Program. )		2,460.00	236,037.25
11/03/2022			Deposit	800.00		236,837.25
11/07/2022			Deposit: Tax Assessments	10,329.01		247,166.26
11/08/2022	ACH110822	Frontier	Phone and Internet -10/15 - 11/14		162.40	247,003.86
11/08/2022			Deposit	630.00		247,633.86
11/08/2022			Deposit	7,853.00		255,486.86
11/08/2022	100062	Johnson Engineering, Inc.	Invoice: 35 (Reference: Engineering professional services. )		297.50	255,189.36
11/08/2022	100063	RedTree Landscape Systems	Invoice: 11690 (Reference: landscape enhancement performed 10/3. ) Invoice: 11770 (Referen		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

## Long Lake Ranch CDD

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/11/2022	111122ACH5	Engage PEO	BOS MTG 11/3/22		172.40	230,189.53
11/11/2022	111122ACH1	George Smith, Jr	BOS MTG 11/3/22		184.70	230,004.83
11/11/2022	111122ACH2	Heidi Clawson	BOS MTG 11/3/22		184.70	229,820.13
11/11/2022	111122ACH3	James Christopher Koford	BOS MTG 11/3/22		184.70	229,635.43
11/11/2022	24	William Pellan	BOS MTG 11/3/22		184.70	229,450.73
11/14/2022	1463	Board of County Commissioners	Parcel 34-26-18-0020-0000-0P10 (annual solid waste)		1,336.94	228,113.79
11/14/2022	1464	Board of County Commissioners	Parcel 33-26-18-0030 (annual solid waste)		89.28	228,024.51
11/14/2022	ACH111422	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/08-10/07/22		71.80	227,952.71
11/15/2022			Deposit: Tax Assessments	94,294.75		322,247.46
11/16/2022			Deposit	370.00		322,617.46
11/16/2022	100067	DCSI, Inc " Security & Sound"	Invoice: 30076 (Reference: Replace camera system. )		22,151.50	300,465.96
11/16/2022	100068	DPFG M&C	Invoice: 404421 (Reference: Monthly contract management fees. )		4,309.29	296,156.67
11/21/2022	ACH111/2122	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/20-10/19/22		148.75	296,007.92
11/21/2022	ACH2112122	Pasco County Utilities Services Branch	0 Community Center 9/20 - 10/19		51.59	295,956.33
11/21/2022	1465	DEPT OF ECONOMIC OPPORTUNITY	FY 2022/2023 Special District Fee Invoice/Update Form		175.00	295,781.33
11/21/2022			Deposit	106,788.60		402,569.93
11/23/2022	100069	DCSI, Inc " Security & Sound"	Invoice: 30115 (Reference: Replace PoE switch , surge protector & Battery backup. )		972.00	401,597.93
11/23/2022	100070	Johnson Engineering, Inc.	Invoice: 36 (Reference: General Engineering services. )		967.50	400,630.43
11/25/2022			Deposit: Tax Assessments	209,466.04		610,096.47
11/28/2022			Deposit	800.00		610,896.47
11/30/2022	ACH113022	Duke Energy	Summary Bill -10/04-Nov/01 2022		14,054.85	596,841.62
11/30/2022	100071	Jeffrey K. Murphy	Invoice: 111822 (Reference: Land Surveying. )		300.00	596,541.62
11/30/2022	ACH 113022	Credit Card Purchases	Credit Card payment Nov 2022		1,009.91	595,531.71
<b>11/30/2022</b>	<b>EOM Balance</b>			<b>431,331.40</b>	<b>88,499.19</b>	<b>595,531.71</b>
12/02/2022			Deposit	1,445,852.78		2,041,384.49
12/06/2022			Deposit	180.00		2,041,564.49
12/06/2022	100072	Vesta Property Services, Inc.	Invoice: 404480 (Reference: December fees. )		9,395.90	2,032,168.59
12/07/2022	ACH120722	Duke Energy	000 Sunlake Blvd Lite 10/18-11/15		336.94	2,031,831.65
12/07/2022	100073	GHS LLC	Invoice: 2022-573 (Reference: Aquatic Maintenance Program. )		2,460.00	2,029,371.65
12/07/2022	100074	Kutak Rock LLP	Invoice: 3141229 (Reference: Professional legal Services Rendered. )		891.57	2,028,480.08
12/07/2022	100075	DCSI, Inc " Security & Sound"	Invoice: 30169 (Reference: Access/ Gate Service. )		250.00	2,028,230.08
12/07/2022	100076	Home Team Pest Defense, Inc.	Invoice: 88598622 (Reference: Pest control service. )		300.00	2,027,930.08
12/07/2022	100077	LLS Tax Solutions Inc.	Invoice: 002856 (Reference: Arbitrage Services. )		500.00	2,027,430.08
12/07/2022	100078	RedTree Landscape Systems	Invoice: 12140 (Reference: Grounds Maintenance. ) Invoice: 11959 (Reference: Arbor care per		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

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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
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 (Refer		2,243.00	2,134,853.63
<b>11/30/2022</b>	<b>EOM Balance</b>			<b>1,630,586.10</b>	<b>91,264.18</b>	<b>2,134,853.63</b>
01/04/2023			Deposit	45.00		2,134,898.63
01/05/2023	1468	US Bank	Trustee Fees Series 2015 A-1 and A-2 (10/01/22- 09/30/23)		4,040.63	2,130,858.00
01/05/2023	1469	US Bank Tax distribution	Tax Collection Distribution 2014A		307,160.67	1,823,697.33
01/05/2023	1470	US Bank Tax distribution	Tax Collection Distribution 2015		227,408.75	1,596,288.58
01/05/2023	1471	US Bank Tax distribution	Tax Collection Distribution 2016		185,351.44	1,410,937.14
01/05/2023	1472	US Bank	Trustee Fees Series 2016 (12/01/22-11/30/23)		4,040.63	1,406,896.51
01/06/2023	100088	DCSI, Inc " Security & Sound"	Invoice: 30235 (Reference: Set up new desktop computer. )		500.00	1,406,396.51
01/06/2023	100089	RedTree Landscape Systems	Invoice: 12220 (Reference: landscape enhancement performed. ) Invoice: 12221 (Reference: la		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 co		4,364.49	1,337,002.61
01/13/2023	100094	Vesta Property Services	Invoice: 406555 (Reference: Amenity Services. )		232.77	1,336,769.84
01/13/2023	11323ACH3	Engage PEO	BOS MTG 1/05/23		142.60	1,336,627.24
01/13/2023	11323ACH1	George Smith, Jr	BOS MTG 1/05/23		184.70	1,336,442.54
01/13/2023	11323ACH3	Heidi Clawson	BOS MTG 1/05/23		184.70	1,336,257.84
01/13/2023	26	William Pellam	BOS MTG 1/05/23		184.70	1,336,073.14
01/19/2023	ACH 011923	Florida Department of Revenue	Sales Tax 4th Qt 2022		272.32	1,335,800.82
01/20/2023	1474	Mike Fasano. Pasco County Tax Collector	Negative Distribution		31.80	1,335,769.02
01/20/2023	100095	DCSI, Inc " Security & Sound"	Invoice: 30320 (Reference: Install wall mounted AV rack. )		1,198.00	1,334,571.02
01/20/2023	100096	Kutak Rock LLP	Invoice: 3168542 (Reference: Professional legal Services Rendered. ) Invoice: 3168541 (Refer		2,825.00	1,331,746.02
01/23/2023	ACH1012323	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 11/18-12/19/22		157.27	1,331,588.75
01/23/2023	ACH2012323	Pasco County Utilities Services Branch	0 Community Center 11/18 - 12/19		129.35	1,331,459.40
01/23/2023	ACH 012323	Credit Card Purchases			1,368.89	1,330,090.51
01/27/2023	100097	Business Observer	Invoice: 23-00079P (Reference: Legal advertising- Notice of meeting. )		65.63	1,330,024.88
01/27/2023	100098	Johnson Engineering, Inc.	Invoice: 37 (Reference: Professional Engineering Services. )		425.00	1,329,599.88
01/27/2023	100099	Coastal Waste & Recycling, Inc.	Invoice: SW0000247527 (Reference: Monthly waste collection. )		87.83	1,329,512.05
01/30/2023			Deposit	800.00		1,330,312.05
01/31/2023	1475	Fencing Life LLC	Reference: Fence Repair.		29,076.75	1,301,235.30
<b>01/31/2023</b>	<b>EOM Balance</b>			<b>16,713.36</b>	<b>850,331.69</b>	<b>1,301,235.30</b>
02/01/2023	ACH020123	Duke Energy	Summary Bill -12/02-01/03 2023		16,145.68	1,285,089.62



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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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
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: la		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: Month		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 (Refer		3,116.04	1,209,723.92
02/27/2023	100114	Fencing Life LLC	Invoice: 2302-2122-7014 (Reference: Fence Repair. )		3,117.13	1,206,606.79
02/27/2023	100115	GPS Pools Inc	Invoice: CR MAIN (Reference: Pool repairs and maintenance. )		689.99	1,205,916.80
<b>02/28/2023</b>	<b>EOM Balance</b>			<b>31,216.25</b>	<b>126,534.75</b>	<b>1,205,916.80</b>
03/01/2023	100116	Vesta Property Services, Inc.	1580000 Clubhouse Management - Invoice: 407625 (Reference: Amenity Management services		6,139.83	1,199,776.97
03/02/2023	ACH030223	Duke Energy	1540000 Utilities - Electricity General, 1540010 Utilities - Streetlights - Summary Bill -01/04-0		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 Maintenanc		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 - BC		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 wor		65.63	1,178,537.64



## Long Lake Ranch CDD

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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
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 Service:		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 C		14,616.00	1,151,985.74
03/20/2023	100131	Vesta Property Services	1580000 Clubhouse Management, 1580060 Pool Repair & Maint. - Invoice: WC0242 (Referenc		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 -02/02-0		9,618.94	1,145,377.81
03/31/2023	0331ACH3	Engage PEO	1510005 Supervisors - Workshops, 1510010 Payroll FICA Taxes, 1510020 Payroll Service Fee		142.60	1,145,235.21
03/31/2023	0331ACH1	George Smith, Jr	1510005 Supervisors - Workshops - BOS Workshop 3/23/23		184.70	1,145,050.51
03/31/2023	0331ACH2	Heidi Clawson	1510005 Supervisors - Workshops - BOS Workshop 3/23/23		184.70	1,144,865.81
03/31/2023	29	William Pellan	1510005 Supervisors - Workshops - BOS Workshop 3/23/23		184.70	1,144,681.11
<b>03/31/2023</b>		<b>EOM Balance</b>		<b>17,478.44</b>	<b>78,714.13</b>	<b>1,144,681.11</b>
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 (Refer		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
<b>04/30/2023</b>		<b>EOM Balance</b>		<b>26,515.32</b>	<b>28,734.43</b>	<b>1,142,462.00</b>
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 (Refer		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

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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
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 :		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
<b>05/31/2023</b>	<b>EOM Balance</b>			<b>7,649.17</b>	<b>134,869.73</b>	<b>1,015,241.44</b>
06/02/2023	100163	Kutak Rock LLP	Invoice: 3225766 (Reference: Professional legal Services Rendered. ) Invoice: 3225765 (Refer		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

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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 mainl	17,530.35	983,008.72
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
<b>06/30/2023</b>		<b>EOM Balance</b>		<b>2,830.25</b>	<b>75,024.27</b>	<b>943,047.42</b>
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 (Refer	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: An	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	1,035.50	867,904.65
07/18/2023	100185	RedTree Landscape Systems	Invoice: 14038 (Reference: Monthly Grounds Maintenance. )	Invoice: 14061 (Reference: Irriga	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	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



## Long Lake Ranch CDD

### Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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
<b>07/31/2023</b>		<b>EOM Balance</b>		<b>0.00</b>	<b>106,562.48</b>	<b>836,484.94</b>
08/01/2023	ACH080123	Duke Energy	Summary Bill -06/02-07/01/2023		12,672.18	823,812.76
08/01/2023	100194	Vesta District Services	Invoice: 411756 (Reference: Monthly Mgmt Fees. )		4,337.58	819,475.18
08/03/2023			Deposit	265.00		819,740.18
08/08/2023	ACH080823	Duke Energy	000 Sunlake Blvd Lite 06/16/23-7/17/23		347.73	819,392.45
08/08/2023	01ACH080823	Frontier	Phone and Internet -07/15 - 08/14		206.26	819,186.19
08/08/2023	02ACH080823	Frontier	Phone and Internet - 7/15-8/14		110.99	819,075.20
08/10/2023	100196	GHS LLC	Invoice: 2023-364 (Reference: Aquatic Maintenance Program. )		2,460.00	816,615.20
08/10/2023	100197	Lakeside Heating ,Cooling, & Plumbing	Invoice: 20197 (Reference: AC parts and service. )		1,094.00	815,521.20
08/10/2023	100198	RedTree Landscape Systems	Invoice: 13587 ()		4,500.00	811,021.20
08/10/2023	100199	Vesta Property Services, Inc.	Invoice: 411838 (Reference: August 2023 Monthly Fees. )		6,139.83	804,881.37
08/10/2023	100200	Vesta Property Services	Invoice: 410565 (Reference: Pool contract. )		2,315.00	802,566.37
08/10/2023	100201	Coastal Waste & Recycling, Inc.	Invoice: SW0000374235 (Reference: waste collection Aug. )		86.79	802,479.58
08/11/2023	ACH081123	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd.6/7-7/7/23		71.80	802,407.78
08/11/2023	1487	Egis Insurance & Risk Advisors	Insurance WC100122769 3/16/23 - 10/01/23 WC		465.00	801,942.78
08/11/2023	0811ACH1	Engage PEO	BOS Mtg 8/3/23		141.80	801,800.98
08/11/2023	0811ACH2	George Smith, Jr	BOS Mtg 8/3/23		184.70	801,616.28
08/11/2023	0811ACH3	Heidi Clawson	BOS Mtg 8/3/23		184.70	801,431.58
08/11/2023	33	William Pellan	BOS Mtg 8/3/23		184.70	801,246.88
08/17/2023	100202	Kutak Rock LLP	Invoice: 3265502 (Reference: General Legal Matters. ) Invoice: 3265503 (Reference: Legal Fees )		2,253.37	798,993.51
08/17/2023	100203	Lakeside Heating ,Cooling, & Plumbing	Invoice: 21829 (Reference: AC Service Call. )		59.00	798,934.51
08/17/2023	100204	RedTree Landscape Systems	Invoice: 14293 (Reference: Monthly Grounds Maintenance. )		13,675.00	785,259.51
08/17/2023	100205	Romaner Graphics	Invoice: 21804 (Reference: Replace spotlight @ Peppergrass entry. )		90.00	785,169.51
08/17/2023	100206	Vesta Property Services	Invoice: 412097 (Reference: Monthly Pool Maintenance. )		2,315.00	782,854.51
08/17/2023	100207	The Lake Doctors, Inc.	Invoice: 113485B (Reference: Quarterly Fountain Cleaning Service. )		600.00	782,254.51
08/17/2023	100208	Kazar's Electric, Inc.	Invoice: s12180A (Reference: Run circuit & add sub panel @ maint shed. )		3,938.47	778,316.04
08/17/2023	100209	Blue Water Aquatics, Inc.	Invoice: 30397 (Reference: Fountain Repair. )		548.00	777,768.04
08/18/2023	100210	Vesta District Services	Invoice: 411640 (Reference: Billable Expenses - Jun 2023. )		17.21	777,750.83
08/21/2023	1ACH082123	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 06/20- 07/19		148.75	777,602.08
08/21/2023	2ACH082123	Pasco County Utilities Services Branch	0 Community Center 6/20- 7/19		1,142.52	776,459.56
08/21/2023	1488	Tuff Shed	Premier Pro Ranch Garage Down payment - 3 of 3		2,152.67	774,306.89
08/22/2023	ACH082223	BANK UNITED VISA CC			2,290.68	772,016.21
08/23/2023			Deposit	120.00		772,136.21
08/28/2023	1489	GHS LLC	Reference: Aquatic Maintenance Program.		2,460.00	769,676.21
08/30/2023	100211	Business Observer	Invoice: 23-01452P (Reference: Legal Advertising. )		76.56	769,599.65
08/30/2023	100212	DCSI, Inc " Security & Sound"	Invoice: 31095 (Reference: Service Call 07.28.23. ) Invoice: 31098 (Reference: Service Call 08		312.50	769,287.15
08/30/2023	100213	Romaner Graphics	Invoice: 21801 (Reference: Parking ID Decals. ) Invoice: 21825 (Reference: Replace broken pl		950.00	768,337.15
08/30/2023	ACH083023	Duke Energy	Summary Bill 07/02-08/01/2023		12,726.36	755,610.79
<b>08/31/2023</b>		<b>EOM Balance</b>		<b>385.00</b>	<b>81,259.15</b>	<b>755,610.79</b>

## EXHIBIT 7



duke-energy.com  
877.372.8477

## Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Jul 11, 2023

For service Jun 2 - Jul 1  
30 days

### Billing summary

Previous Amount Due	\$33,398.18
Payment Received Jun 30	-33,398.18
Current Electric Charges	4,564.16
Current Lighting Charges	7,951.49
Taxes	156.53
<b>Total Amount Due Aug 01</b>	<b>\$12,672.18</b>

Collective account number **9300 0001 2497**

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

### Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.79
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	75.39
910089634607	2091 SERENOA DR LUTZ FL 33558	30.79
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.79
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.79

RECEIVED JUL 19 2023

fb.def.duke.bills.20230710214258.21.a.jp-139-0000000002

Late payments are subject to a 1.0% late charge.

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



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

Collective account number  
**9300 0001 2497**

#### Amount of automatic draft

**\$12,672.18**  
by Aug 1

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

000070 000000002



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



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

88930000012497000660000000000000126721800012672187



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** 08/01/2023

**Invoice #** 411756

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







LONG LAKE RANCH

Page 1 of 4

## Your Monthly Invoice

### Account Summary

#### New Charges Due Date

8/08/23

Billing Date

7/15/23

Account Number

813-406-4423-061521-5

PIN

8336

Previous Balance

206.21

Payments Received Thru 7/10/23

-206.21

Thank you for your payment!

Balance Forward

.00

New Charges

206.26

### Total Amount Due

**\$206.26**



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



800-801-6652



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MyFrontier® app



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

6790 0007 NO RP 15 07162023 NNNNNNNN 01 003435 0013

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](https://frontier.com) or MyFrontier mobile app.**

RECEIVED JUL 21 2023

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

<b>New Charges Due Date</b>	<b>8/08/23</b>
Billing Date	7/15/23
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	110.99
Payments Received Thru 7/10/23	-110.99
Thank you for your payment!	
Balance Forward	.00
New Charges	110.99
<b>Total Amount Due</b>	<b>\$110.99</b>



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



800-801-6652



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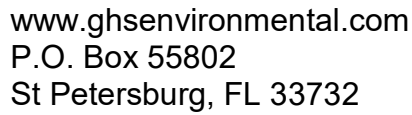
P.O. Box 211579  
Eagan, MN 55121-2879

6790 0007 NO RP 15 07162023 NNNNNNNN 01 000205 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](https://frontier.com) or MyFrontier mobile app.**



Date: 7/31/2023  
Invoice #: 2023-364

Due Date	Service Date:
8/30/2023	July 2023

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	50.00%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00



## Lakeside Heating, Cooling & Plumbing



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



INVOICE	#20197
SERVICE DATE	May 16, 2023
INVOICE DATE	May 16, 2023
DUE	Upon receipt

AMOUNT DUE	<b>\$1,094.00</b>
------------	-------------------

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

### CONTACT US

 (813) 444-9474  
 jackie@lakesidecomfortpros.com

 (813) 406-4423  
 manager@longlakeranchclub.com

## INVOICE

Services	qty	unit price	amount
Misc -AC Parts/Service	1.0	\$1,294.00	\$1,294.00
Uv light kit ( 1 year bulb ) \$699 In place coil cleaning - \$195 Sanitizing of air handler- \$175 Pull & clean blower - \$225			
Subtotal			\$1,294.00
Promo Code Fresh Air			- \$200.00
Total			<b>\$1,094.00</b>

### IMPROVE YOUR INDOOR AIR QUALITY TODAY!

1 year bulb Ultra Violet Light Kit - \$499

Whole Home Air Purifier - \$1,350

Thank you and we greatly appreciate your business!

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

**Invoice 13587**



<b>BILL TO</b> Long Lake Ranch Community Development District 250 International Parkway, Suite 208 Lake Mary, FL 32746 USA	<b>DATE</b> 05/22/2023	<b>PLEASE PAY</b> \$4,500.00	<b>DUE DATE</b> 05/22/2023
--	---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as follows:			
Replacement of new plantings that were destroyed due to Mainscape shutting down necessary irrigation			
<b>Landscape Construction</b>	1	4,500.00	4,500.00
70 - 3 gal Podocarpus			
10 - 3 gal Firebush			
30 - 3 gal Dwarf Bufordii Holly			
2 - 30gal Ligustrum			
15 - 3 gal Parsoni Juniper			
25 - 1 gal Minima Jasmine			

<b>TOTAL DUE</b>	<b>\$4,500.00</b>
------------------	-------------------

THANK YOU.



## Invoice

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

**Invoice #** 411838  
**Date** 08/01/2023  
  
**Terms**  
**Due Date** 08/01/2023  
**Memo** Aug'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
<b>Total</b>			6,139.83



Invoice

Invoice # 410565  
Date 06/01/2023

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

Terms Memo  
Monthly Pool Maintena...

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

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

Total 2,315.00



**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** SW0000373624  
**Page** Page 1 of 1  
**Date** 08/01/2023  
**Customer** 13436  
**Site** 0  
**PO Number**  
**Due Date** 08/26/2023

Bill To: **ASTURIA PROPERTY CDD**  
**210 N. UNIVERSITY DR**  
**INFRAMARK SUITE 702**  
**CORAL SPRINGS, FL 33071**

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) <b>ASTURIA PROPERTY CDD</b> <b>14835 CARAVAN AVE, ODESSA FL</b>  Serv #001 FEL MSW 1 - 4YD 1x Week				
01 - Aug	MONTHLY - WASTE COLLECTION (Aug 01/23 - Aug 31/23)		\$59.00	1.00	\$59.00
01 - Aug	ADMIN FEE - MONTHLY (Aug 01/23 - Aug 31/23)		\$3.95	1.00	\$3.95
01 - Aug	FUEL SURCHARGE				\$2.13
	SITE TOTAL				\$65.08

*Account Status*

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

<b>INVOICE TOTAL</b>	<b>\$65.08</b>
----------------------	----------------

Your account is set up on automatic payments. Please do not pay this invoice.

**Invoice** SW0000373624  
**Page** Page 1 of 1  
**Date** 08/01/2023  
**Customer** 13436  
**Site** 0  
**PO Number**  
**Due Date** 08/26/2023

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

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

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

0025756SW0134360000SW000037362400000065082





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

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

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



165 0 1  
10-10002

LONG LAKE RANCH CDD

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

Bill Number: 18762092

Billing Date: 7/25/2023

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

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
				7/7/2023			

Transactions

Previous Bill	71.80
Payment 07/10/23	-71.80 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Adjustments	
Fire Line/Hydrant Base Charge	71.80
<b>Total Current Transactions</b>	71.80
<b>TOTAL BALANCE DUE</b>	<b>\$71.80</b>

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

RECEIVED JUL 27 2023



Please return this portion with payment

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

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

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

**Total Balance Due \$71.80**  
**Due Date 8/11/2023**

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

**The Total Due will be electronically transferred on 08/11/2023.**

LONG LAKE RANCH CDD  
C/O DPFG  
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

013078005092928041876209250000071802



# INVOICE

<b>Customer</b>	Long Lake Ranch Community Development
<b>Acct #</b>	673
<b>Date</b>	04/25/2023
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

Long Lake Ranch Community Development  
c/o DPGF Management and Consulting LLC  
250 International Parkway, Ste 280  
Lake Mary, FL 32746

Payment Information	
<b>Invoice Summary</b>	\$ 465.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#18164
WC100122769	

Thank You

Please detach and return with payment



Customer: Long Lake Ranch Community Development

Invoice	Effective	Transaction	Description	Amount
18164	03/16/2023	New business	Policy #WC100122769 03/16/2023-10/01/2023 FIA WC  WC - Volunteers & Board Member - New business Expense Constant - New business Terrorism - New business Due Date: 4/25/2023	304.70 160.00 0.30

**Total**

\$ 465.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

**Remit Payment To: Egis Insurance Advisors**

P.O. Box 748555  
Atlanta, GA 30374-8555

(321)233-9939

sclimer@egisadvisors.com

**Date**

04/25/2023

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 15, 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. 3265503

Client Matter No. 12123-2

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3265503  
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

07/06/23	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same
07/07/23	D. Wilbourn	Prepare amendment to pool cleaning services agreement; prepare short form addenda for service proposals
07/10/23	S. Sandy	Prepare First Amendment to Vesta pool services

TOTAL FOR SERVICES RENDERED	\$2,060.00
-----------------------------	------------

TOTAL CURRENT AMOUNT DUE	<u>\$2,060.00</u>
--------------------------	-------------------

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 15, 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. 3265502

Client Matter No. 12123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3265502  
12123-1

Re: General Counsel

For Professional Legal Services Rendered

07/10/23	S. Sandy	0.60	165.00	Prepare addendums for sidewalk repairs, erosion repairs, and signage installation; confer regarding RedTree invoice dispute
----------	----------	------	--------	---

TOTAL HOURS	0.60
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TOTAL FOR SERVICES RENDERED	\$165.00
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## DISBURSEMENTS

Freight and Postage	28.37
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TOTAL DISBURSEMENTS	<u>28.37</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$193.37</u>
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## Lakeside Heating, Cooling & Plumbing

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

INVOICE	#21829
SERVICE DATE	Aug 07, 2023
INVOICE DATE	Aug 07, 2023
DUE	Upon receipt

AMOUNT DUE	<b>\$59.00</b>
------------	----------------

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

### CONTACT US

(813) 444-9474  
jackie@lakesidecomfortpros.com

(813) 406-4423  
manager@longlakeranchclub.com

## INVOICE

Services	qty	unit price	amount
AC Service Call	1.0	\$59.00	\$59.00

### Residential Service Call

Condensate pump is working fine . The drain pipe going to it is clogged . The safety auxiliary switch isn't working so water is coming down straight from the evaporator pan . Took a look at the wiring and looks like the switch isn't in series with the condensate pump . So did some re wiring . Put the in-line auxiliary switch breaking (RED) and the pump breaking ( yellow) . Tested the switch band will now shut down system in an event of an overflow. Unit was never shut down so floor was flooded upon arrival . I offered to dry vac up but the person on duty said they would take care of it . Also removed the wet filter and they have a new dry one to put in place

<b>Total</b>	<b>\$59.00</b>
--------------	----------------

### IMPROVE YOUR INDOOR AIR QUALITY TODAY!

1 year bulb Ultra Violet Light Kit - \$499

Whole Home Air Purifier - \$1,350

\*\* Payments not received within 10 days are subject to a service charge of 1.5% on unpaid balance. \*\*

Thank you and we greatly appreciate your business!

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

Invoice 14293

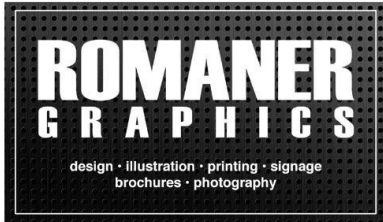


<b>BILL TO</b> Long Lake Ranch Community Development District 250 International Parkway, Suite 280 Lake Mary, FL 32746 USA	<b>DATE</b> 08/01/2023	<b>PLEASE PAY</b> \$13,675.00	<b>DUE DATE</b> 08/01/2023
--	---------------------------	----------------------------------	-------------------------------

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

<b>TOTAL DUE</b>	<b>\$13,675.00</b>
------------------	--------------------

THANK YOU.



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

INVOICE # 21804

TO: \_\_\_\_\_  
COMPANY NAME: Long Lake Ranch \_\_\_\_\_  
DATE: 8/9/23 \_\_\_\_\_

Replace mounting collar ground spot light at	
Peppergrass entry monument	

Total: \$90.00  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ROMANER  
GRAPHICS  
Thank You,



Invoice

Invoice # 412097  
Date 08/01/2023

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

Terms  
Memo Monthly Pool Maintena...

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

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

Total 2,315.00





**MAKE CHECK PAYABLE TO:**



The Lake Doctors, Inc.  
Aquatic Management Services  
Post Office Box 20122  
Tampa, FL 33622-0122  
(727) 544-7644

**ADDRESSEE**

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

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

**PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD**



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
729425	8/1/2023	\$600.00

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

00000007294251001000000011348500000006000042

Please Return this portion with your payment

<b>Invoice Due Date</b> 8/1/2023	<b>Invoice</b> 113485B	<b>PO #</b>
----------------------------------	------------------------	-------------

Invoice Date	Description	Quantity	Amount	Tax	Total
<b>19037</b>	<b>Long Lake Ranch Blvd Lutz, FL 33558-5507</b>				
8/1/2023	Fountain Cleaning Service - Quarterly		\$600.00	\$0.00	\$600.00
Please remit payment for this month's invoice					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				<b>Credits</b>	\$0.00
				<b>Adjustment</b>	\$0.00
					<b>AMOUNT DUE</b>

**Total Account Balance including this invoice:**

\$600.00

**This Invoice Total:**

\$600.00

**Click the "Pay Now" link to submit payment by ACH**

**Customer #:** 729425  
**Portal Registration #:** 17237EC8

**Corporate Address**  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

**Customer Portal Link:** [www.lakedoctors.com/contact-us/](http://www.lakedoctors.com/contact-us/)

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

## Kazars Electric Inc

10600 Land O Lakes Blvd  
Land O Lakes, Florida  
34638-6014  
Lic# EC0002272  
P.: 8139299500  
E.: rhode@kazarselectric.com



Invoice Submitted To:

### Long Lake Ranch

19037 Long Lake Ranch Blvd  
Lutz, Florida

United States  
P.: 813-406-4423

## INVOICE

Invoice #	s12180A
Invoice Date	08-Aug-2023
Terms	COD

Job Code	Job Address
s12180	19037 Long Lake Ranch Blvd, Lutz, Florida, United States

**Job Notes :** Need to run circuit and add sub panel at maintenance shed. some pipe and fittings are at the office the rest of the Material on will call at city electric in Lutz call Alex with any questions  
Used mini to dig trench. Ran 155' of 1" PVC from panel next to meter to shed. Replaced broken sprinkler pipe along trench and backfilled. Left sight pipes just in case. Mounted panel to shed and landed conduit on both ends.  
Need to strap, pull and land wire

Description	Qty.	Unit Price (\$)	Tax (\$)	Sub Total (\$)
!!Quoted Project!! 7-27-23	1.00	3,938.47	0.00	3,938.47
Total:				\$ 3,938.47
(+ ) Tax:				\$ 0.00
Grand Total:				\$ 3,938.47
Amount Paid:				\$ 0.00
Amount Due:				\$ 3,938.47

Invoice Notes :

### PAYMENT STUB

Kazars Electric Inc  
10600 Land O Lakes Blvd  
Land O Lakes, Florida 34638-6014  
United States  
P.: 8139299500  
E.: rhode@kazarselectric.com

Client Long Lake Ranch  
Client Phone 813-406-4423  
Invoice # s12180A  
Invoice Date 08-Aug-2023  
Amount Paid 0.00  
Amount Due \$ 3,938.47  
Amount Enclosed

Blue Water Aquatics, Inc.

5119 State Road 54  
New Port Richey, FL 34652  
727-842-2100  
office@bluewateraquaticsinc.com  
www.bluewateraquaticsinc.com



INVOICE

BILL TO  
Long Lake Ranch CDD  
c/o Vesta District Services  
250 International Parkway, Ste 208  
Lake Mary, FL 32746

INVOICE 30397  
DATE 07/25/2023  
TERMS Net 45  
DUE DATE 09/08/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
07/07/2023	Fountain Repair	Fountain Repair Services on Fountains #1 & #2 Per Special Service Agreement Service Report Attached	1	548.00	548.00

BALANCE DUE \$548.00



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

## *Invoice*

**Bill To**

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

**Date** 06/30/2023

**Invoice #** 411640

**In Reference To:**

**June Billable Expenses**

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

Description	Quantity	Rate	Amount
Billable Expenses			
Marcy Scott to Tish Dobson			17.21
Total Billable Expenses			17.21

**Total** 17.21



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



46 0 1  
42-52316

LONG LAKE RANCH CDD

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

Bill Number: 18868969

Billing Date: 8/2/2023

Billing Period: 6/20/2023 to 7/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	6/20/2023	335	7/19/2023	337	29	2

Usage History

Water

July 2023	2
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

Transactions

Previous Bill	165.79
Payment 07/24/23	-165.79 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	2.0 Thousand Gals X \$2.04 4.08
Sewer	
Sewer Base Charge	93.08
Sewer Charges	2.0 Thousand Gals X \$6.48 12.96
<b>Total Current Transactions</b>	148.75
<b>TOTAL BALANCE DUE</b>	<b>\$148.75</b>

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

RECEIVED AUG 07 2023



Please return this portion with payment

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

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

Account # 0928725  
Customer # 01307800  
Balance Forward 0.00  
Current Transactions 148.75

**Total Balance Due \$148.75**  
**Due Date 8/21/2023**

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

The Total Due will be electronically transferred on 08/21/2023.

LONG LAKE RANCH CDD  
C/O DPFG  
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

013078005092872571886896970000148751





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



45 0 1  
42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: 18868965

Billing Date: 8/2/2023

Billing Period: 6/20/2023 to 7/19/2023

**New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.**

Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	6/20/2023	22754	7/19/2023	22918	29	164

#### Usage History

Water	Irrigation
July 2023	164
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

#### Transactions

Previous Bill	1,501.68
Payment 07/24/23	-1,501.68 CR
<b>Balance Forward</b>	<b>0.00</b>
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 89.0 Thousand Gals X \$8.76	779.64
<b>Total Current Transactions</b>	<b>1,142.52</b>
<b>TOTAL BALANCE DUE</b>	<b>\$1,142.52</b>

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

RECEIVED AUG 07 2023



Please return this portion with payment

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

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

Account # 0928090  
Customer # 01307800  
Balance Forward 0.00  
Current Transactions 1,142.52

**Total Balance Due \$1,142.52**  
**Due Date 8/21/2023**

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

**The Total Due will be electronically transferred on 08/21/2023.**

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

013078005092809061886896590001142525

# Long Lake Ranch Invoice

## August 21, 2023

Total amount of order: \$21,526.65

Amount Paid: \$19373.98

Amount currently due: \$2,152.67



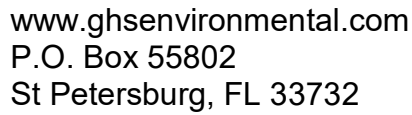
**Tanner Beddow**

*Sales and Design Consultant*

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

a: 512 Jetton St. Tampa, FL 33619

w: [tuffshed.com](http://tuffshed.com) e: [TBeddow@tuffshed.com](mailto:TBeddow@tuffshed.com)



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

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

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

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 23-01452P

Date 08/25/2023

**Attn:**

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

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

### Description

### Amount

Serial # 23-01452P  
P.O./Ref.# {00082490.DOCX/}

\$76.56

### Notice of Board of Supervisors

**RE:** Board of Supervisors Regular Meeting on September 7, 2023 at 6:00 p.m.  
**Published:** 8/25/2023

### 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

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



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

## Invoice

**BILL TO**

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

**SHIP TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
31095	08/21/2023	\$125.00	09/05/2023	Net 15	

**P.O. NUMBER**  
10667

**SALES REP**  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/28/2023	<b>Access/ Gate:Service</b> Reason for call: Check access panel - not sending new records to remote panels.  Tech notes: 1. Defaulted main panel and set new DDNS. 2. Reinstalled database & tested - OK.	1	125.00	125.00

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

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

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

\*\*\*Late Fees are 1.5% per month

BALANCE DUE

**\$125.00**



DCSI, Inc. "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
(813)949-6500  
info@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
31098	08/21/2023	\$187.50	09/05/2023	Net 15	

**P.O. NUMBER**  
10669

**SALES REP**  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/01/2023	<b>Camera/DVR Service</b> Reason for call: 1. Reinstall Foxtail camera back from service. 2. Check dog park camera lens (cloudy).  Tech notes: 1. Installed camera at Foxtail and re-networked and tested - OK. 2. Checked dog park camera - cleaned and resealed lens cover - OK.	1.50	125.00	187.50

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

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

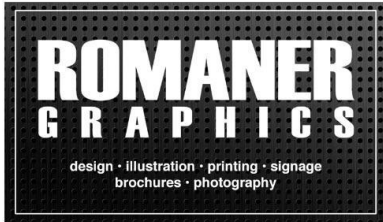
\*\*Returned Checks will receive \$25 NSF Fee.

\*\*\*Late Fees are 1.5% per month

**BALANCE DUE**

**\$187.50**





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

INVOICE # 21801

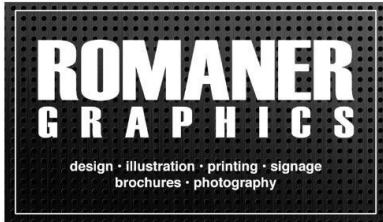
TO: \_\_\_\_\_  
COMPANY NAME: Long Lake Ranch \_\_\_\_\_  
DATE: 8/9/23 \_\_\_\_\_

Individual numbered decals for parking  
identification, 3"x1".  
200 @ \$2.50 each

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Total: \$500.00  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ROMANER  
GRAPHICS  
Thank You,



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

INVOICE # 21825

TO: \_\_\_\_\_  
COMPANY NAME: Long Lake Ranch \_\_\_\_\_  
DATE: 8/16/23 \_\_\_\_\_

Replace broken photocells on entry monuments:	
Silvergrass	
Cordgrass	
Peppergrass	
Primrose	
Foxtail at Bittern Blvd.	
Foxtail at Beautyberry Ct.	
Long Lake Ranch at Sunlake/Nightshade	
Long Lake Ranch at Nightshade/Serenoa	
Long Lake Ranch at Sunlake/Long Lake Ranch	

Total: \$450.00  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ROMANER  
GRAPHICS  
Thank You,



duke-energy.com  
877.372.8477

## Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Aug 9, 2023  
For service Jul 2 - Aug 1  
31 days

### Billing summary

Previous Amount Due	\$12,672.18
Payment Received Aug 01	-12,672.18
Current Electric Charges	4,616.97
Current Lighting Charges	7,951.49
Taxes	157.90
<b>Total Amount Due Aug 30</b>	<b>\$12,726.36</b>

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

Collective account number **9300 0001 2497**

### Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.79
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	57.08
910089634607	2091 SERENOA DR LUTZ FL 33558	30.79
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.79
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.79

Late payments are subject to a 1.0% late charge.

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



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

Collective account number  
**9300 0001 2497**

#### Amount of automatic draft

**\$12,726.36**  
by Aug 30

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

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

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

88930000012497000660000000000000127263600012726362

## EXHIBIT 8

## AGREEMENT FOR POOL SURFACE REPAIR AND INSTALLATION SERVICES

THIS AGREEMENT (“Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between:

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (“District”); and

**THE POOL DOCTOR OF CENTRAL FLORIDA, INC.**, a Florida corporation, with a mailing address of 6995 90<sup>th</sup> Avenue North, Unit B, Pinellas Park, Florida 33782 (“Contractor,” together with District “Parties”).

### RECITALS

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Act”), by ordinance adopted by Pasco County, Florida; and

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District has a need to retain an independent contractor to repair the pool surface at the District’s pool, as set forth in **Exhibit A**, including, without limitation, all materials and labor (“Work”); and

**WHEREAS**, Contractor submitted the proposal attached hereto as **Exhibit A** and represents that it is qualified to serve as a pool repair contractor and has agreed to perform the Work for the District; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

**SECTION 2. DUTIES.** District agrees to use Contractor to provide the Work in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

**A.** Contractor shall provide pool surface repair and installation services, as described

in **Exhibit A**. The Work shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Work and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

- B. Work shall commence upon execution of this Agreement and be completed within \_\_\_\_\_ ( ) calendar days of execution of this Agreement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. Contractor shall perform all Work in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Work.
- E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Work, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work.
- F. Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

### **SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.**

- A. The District shall pay Contractor **Eighty-Five Thousand One Hundred Six Dollars (\$85,106.00)** for the Work as identified in **Exhibit A** attached hereto and incorporated herein by reference. Contractor shall invoice the District for the Work



pursuant to the terms of this Agreement. The District shall provide payment of one-third (1/3) of the total compensation after execution of this Agreement by the Parties and the remaining two-thirds (2/3) after completion and acceptance of the Work by the District. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Work.

- B.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**SECTION 4. WARRANTY.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District, provided pool and equipment have been maintained in accordance with the recommendation of Contractor. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Warranty does not cover leaking, discoloration, etching, expansions or settling cracks in tile, patio decks, coping or retaining walls. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Work. If any of the materials or Work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

**SECTION 5. INSURANCE.**

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
    - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
  - (3)** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
  - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

## **SECTION 6. INDEMNIFICATION.**

- A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from

any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 9. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be

effective immediately upon the giving of notice of termination.

**SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 11. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 12. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 13. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**SECTION 14. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 15. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 16. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or

otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 18. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 19. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the Work's scope of services for the labor and materials to be provided under this Agreement.

**SECTION 20. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

**SECTION 21. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 22. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

<b>A. If to District:</b>	Long Lake Ranch Community Development District 250 International Pkwy., Suite 208 Lake Mary, Florida 32746 Attn: District Manager
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<b>With a copy to:</b>	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
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<b>B. If to the Contractor:</b>	The Pool Doctor
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6995 90<sup>th</sup> Avenue North, Unit B  
Pinellas Park, Florida 33782  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

**SECTION 23. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 24. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

**SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Tish Dobson** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida



laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132, TDOBSON@VESTAPROPERTYSERVICES.COM, OR 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746**

**SECTION 26. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 27. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 28. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**SECTION 29. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 30. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**SECTION 31. SCRUTINIZED COMPANIES STATEMENT.** Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

[CONTINUED ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement on the day and year first written above.

**LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

\_\_\_\_\_  
Date

**THE POOL DOCTOR OF CENTRAL  
FLORIDA, INC.**

\_\_\_\_\_  
By:

\_\_\_\_\_  
Its:

\_\_\_\_\_  
Date:

**Exhibit A: Scope of Work**

## EXHIBIT A

### 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**

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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**

(X) WAP



*Specializing in Pool & Spa Service, Repair, Remodeling*

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WWW.POOLDOCTORFLA.COM



3

## **POOL SURFACE OPTION # 1**

### **MARQUIS, KRISTAL 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

 WAP

*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. Warranty 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: W. A. Pyle  
LONG LAKE RANCH

Date: 9/21/2023

Client  
Signature: Tish Dobson

*Specializing in Pool & Spa Service, Repair, Remodeling*