



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

Advanced Meeting Package

Regular Meeting

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

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

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

Long Lake Ranch Community Development District

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

Board of Supervisors
Long Lake Ranch Community Development District

Dear Board Members:

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

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

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

Sincerely,

Tish Dobson

Tish Dobson
District Manager

Cc: Attorney
Engineer
District Records

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

Date of Meeting: Thursday, December 7, 2023
Time: 6:00 PM
Location: Long Lake Ranch Amenity
Center, 19037 Long Lake Ranch
Blvd., Lutz, FL 33558

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

Meeting ID: 913 989 9080

Passcode: 842235

Zoom Link:

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

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

a. Presentation of County Water Restrictions

[Exhibit 2](#)

2. RedTree Proposals (if any)

[Exhibit 3](#)

a. Amenities Bldg. Irrigation Repair

B. Aquatic Services

1. Presentation of Aquatics Treatment Report

[Exhibit 4](#)

C. District Engineer

1. Consideration of Johnson Engineering Rate Schedule
Increase Letter

[Exhibit 5](#)

D. District Counsel

E. Clubhouse Manager

1. Presentation of Clubhouse Manager Report

[Exhibit 6](#)

F. District Manager

1. Presentation of District Manager & Field Operations Report
– *To Be Distributed*

VII. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held November 2, 2023
- B. Consideration for Acceptance – The October 2023 Unaudited Financial Report – *To Be Distributed*
- C. Consideration for Acceptance – The October 2023 Operations & Maintenance Expenditures – *To Be Distributed*

[Exhibit 7](#)

VIII. Business Items

- A. Consideration & Adoption of **Resolution 2024-02**, Appointing Assistant Treasurer
- B. Consideration & Adoption of **Resolution 2024-03**, Designating Signatories
- C. Consideration & Adoption of **Resolution 2024-04**, Declaring Surplus Property (Golf Cart)
- D. Consideration of Swim Kids USA
- E. Presentation of LLS Tax Solutions 2015A-, 2015A-2 Arbitrage Report

[Exhibit 8](#)

[Exhibit 9](#)

[Exhibit 10](#)

[Exhibit 11](#)

[Exhibit 12](#)

IX. Supervisors Requests

X. Audience Comments – New Business

XI. Next Meeting Quorum Check: January 4, 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

Serial Number
23-01924P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Board of Supervisors Meeting on December 7, 2023

in the matter of Board of Supervisors Meeting on December 7, 2023 at 6:00pm

in the Court, was published in said newspaper by print in the

issues of 11/17/2023

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

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, December 7, 2023, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19067 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 (821) 263-0192, 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 to progress without additional notice of a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0192, 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) 263-0192, Ext. 285

November 17, 2023

23-01924P



Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

17th day of November, 2023 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



EXHIBIT 2

District Water Restrictions

Phase I Water Shortage

Always refer to your "city or county" (/business/epermitting/local-government-water-restrictions) regulations first.

Effective Dates and Areas

- The District's Phase I water shortage restrictions are in effect Nov. 21, 2023 through July 1, 2024, except where stricter measures have been imposed by local governments.
- The following restrictions apply to all of Charlotte, Citrus, DeSoto, Hardee, Hernando, Highlands, Hillsborough, Manatee, Pasco, Pinellas, Polk, Sarasota and Sumter counties; portions of Lake and Levy counties; The City of Dunnellon and The Villages in Marion County; and the portion of Gasparilla Island in Lee County.
- As of Dec. 1, 2023, Hillsborough, Pasco and Pinellas counties will be under a Modified Phase I Water Shortage Order limiting water restrictions to once per week.
- Some local governments such as unincorporated Citrus, Hernando and Sarasota counties, and the cities of Dunedin and Venice, have local ordinances that remain on one-day-per-week schedules.

Once-Per-Week Lawn Watering Days and Times for Hillsborough, Pasco and Pinellas Counties

- Lawn watering is limited to no more than once per week.
- Lawn watering days and times are as follows unless your city or county has a different schedule or stricter hours in effect:
 - If your address (house number) ends in...

- ...0 or 1, water only on Monday
- ...2 or 3, water only on Tuesday
- ...4 or 5, water only on Wednesday
- ...6 or 7, water only on Thursday
- ...8 or 9*, water only on Friday
- * and locations without a discernible address
- Unless your city or county already has stricter hours in effect, properties under two acres in size may only water before 8 a.m. or after 6 p.m.
- Unless your city or county already has stricter hours in effect, properties two acres or larger may only water before 10 a.m. or after 4 p.m.
- Low-volume watering of plants and shrubs (micro-irrigation, soaker hoses, hand watering) is allowed any day and any time.

Twice-Per-Week Lawn Watering Days and Times

- Lawn watering is limited to no more than twice per week.
- Lawn watering days and times are as follows unless your city or county has a different schedule or stricter hours in effect:
 - Even addresses may water on Thursday and/or Sunday before 10 a.m. or after 4 p.m.
 - Odd addresses may water on Wednesday and/or Saturday before 10 a.m. or after 4 p.m.
 - Locations without a discernible address, such as rights-of-way and common areas inside a subdivision, may water on Tuesday and/or Friday before 10 a.m. or after 4 p.m.
- Hand watering and micro-irrigation of plants (other than lawns) can be done on any day and any time.

New Lawns and Plants

- New lawns and plants have a "30-30" establishment period.

- On the day of installation, watering is allowed on any day at any time.
- During the first 30 days, watering is allowed on any day during the allowable hours.
- During the second 30 days, watering is allowed three days per week: even-numbered addresses may water on Tuesday, Thursday and Sunday; odd-numbered addresses may water Monday, Wednesday and Saturday; and locations without a discernable address may water on Tuesday, Friday and Sunday.

Reclaimed Water

- Reclaimed water is only subject to voluntary watering hours, unless restricted by the local government or utility.

Fountains, Car Washing and Pressure Washing

- There are no specific restrictions on fountains, car washing and pressure washing.
- These and other water uses should be conducted as efficiently as possible, such as using a shutoff nozzle on each hose to adhere to the general restriction prohibiting wasteful water use.

Other Requirements

In addition, the following activities should be executed:

- Test irrigation systems for leaks and efficiencies.
- Agricultural users should comply with all permit conditions and Best Management Practices.
- Golf courses should comply with all water use permit conditions and Best Management Practices; fairways/driving ranges should be irrigated twice per week; tees and green areas three times a week; nonplay areas should follow lawn and landscape irrigation days and times.
- All wasteful water use such as hosing down driveways and impervious surfaces, allowing water to flow unattended and using water in a grossly inefficient manner, is

prohibited.

- Water utilities should review and update enforcement procedures, implement the ability to issue and process citations, refer complaints to the District, submit status report of enforcement activities to the District in 60 days and submit all monthly enforcement data to the District monthly.

Report Watering Violation

Use this service to report a water use violation, or you may call us at 1-800-836-0797 (FL only) or (813) 856-5679 (during business hours). and leave a detailed message.

View Water Restrictions Violation Reporting Form » (</form/water-restrictions-violation>)

Contact Us

If you have additional water restrictions questions, contact us by sending an email to **Water.Restrictions@WaterMatters.org**

EXHIBIT 3

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

Estimate 1579



ADDRESS

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

| | | |
|------------|------------|------------|
| DATE | TOTAL | EXPIRATION |
| 11/06/2023 | \$5,000.00 | DATE |
| | | 12/08/2023 |

| ACTIVITY | QTY | RATE | AMOUNT |
|--|-----|----------|----------|
| Repair Amenities building two wire for the irrigation system. The controller is sending faults out through the two wire path. | | | |
| Sales | 1 | 5,000.00 | 5,000.00 |
| DO NOT EXCEED | | | |

Thank You

TOTAL \$5,000.00

THANK YOU.

Accepted By

Accepted Date

EXHIBIT 4


| <div></div> <div>GHS Environmental PO Box 55802 St. Petersburg, FL 33732-5802 727-432-2820</div> | Project: Long Lake Ranch No. of Ponds: 26 (See Map On File) | | | | | | | | | | Actions Required At Time of Inspection G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.) A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.) F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.) S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort) L = Treated Lilies (ie fragrant waterlily, spatterdock) T = Trash/debris removed S = Structure Maintenance M = Mowing/Brushcutting * = See Note | | | | | | | | | | | | | | | | | |
|---|--|----------|------------------|-------------|-------|-------|-------|-------|--------|-------|--|--------------|--------------|--------|---------|----------|----------|----------|---------|---------|---------|----------|----------|---------|---------|---------|--|---|
| | Service Date | Big Lake | Borrow Expansion | Borrow Lake | FPM 4 | FPM 5 | FPM 6 | FPM 7 | FPM 7A | FPM 9 | FPM 10 | FPM 11 North | FPM 11 South | FPM 12 | Pond 10 | Pond 100 | Pond 10A | Pond 110 | Pond 20 | Pond 30 | Pond 40 | Pond 50A | Pond 50B | Pond 60 | Pond 70 | Pond 80 | Pond 90 | Field Notes |
| | 1/5/2023 | T | T | T | | | T | T | T | | | T | T | T | | T | | T | | | T | T | T | T | | | T | |
| | 1/10/2023 | | | | | | | | | T | T | | | T | | T | | | | | | | | | T | | | |
| | 1/17/2023 | | | | T | T | | | | | | | | | | | | T | T | | | | | T | | | Check in with D. Ruhlig. | |
| | 1/26/2023 | | | | | | | | | | | | T | | | | | | | | | | | | | T | | |
| | 2/3/2023 | | T | T | | | | | | | | | T | T | | T | | T | | | | | | | | | | |
| | 2/15/2023 | T | | | T | T | | | | T | T | | | | T | | T | | T | T | | T | T | | T | T | | Check in with D. Ruhlig. |
| | 2/17/2023 | | | | | | T | T | T | | | | | | T | | | | | | | T | | T | | | T | Check in with T. Dobson. |
| | 2/20/2023 | | | | | | | | | | | | | | | | | | | | | | | T | | | | Field review of ponds. Check in with T. Dobson. |
| 3/2/2023 | | T | T | | | | | | | | G, T | T | T | | T | | T | | | | A, T | | T | | | | Check in with D. Ruhlig. | |
| 3/8/2023 | | | G | | | | | | | | G | G | | | | | | | | | | | | | | | | |
| 3/16/2023 | T | | | T | T | | | | T | T | | | | G, T | G | T | | T | T | | T | T | T | T | T | T | | |
| 3/24/2023 | | | | | | | | | | | | | | | | | | | | | G | | | | | | | |
| 3/29/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | Prepared and submitted GHS Proposal No. 23-207 to stock grass carp into Big Lake. | |
| 4/3/2023 | G | | | | | | T | T | T | T | | | | T | | | | | | | | | | | T | | | |
| 4/6/2023 | | | | | | | | | | | | | | | | | | | | | G | | | | | | | |
| 4/11/2023 | T, * | T | T | T | T | T | | | | | T | T | T | | T | T | T | T | T | T | T | T | T | T | T | T | * Installed 192 grass carp (12'-14") in the Big Lake to assist with hydrilla control. | |
| 4/21/2023 | G | | | | | | | | | | | | | | | | | | | | | | | A, S | | | Check in with T. Dobson. | |
| 4/28/2023 | | | | | | | | | G | G | | | | | G | | | | | | G | | | | | | | |
| 5/5/2023 | | | | | | | | | | | | | | | | | | | | | | G | | | | | Reviewed broken skimmer on west side of Big Lake. Coordination with T. Dobson | |
| 5/15/2023 | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | Coordination with T. Dobson and D. Ruhlig about green space behind 18288 Roseate. | |
| 5/25/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | S | | |
| 5/31/2023 | G | | | | | | | | | | | | | | | | | | | | | | | A, L | | | | |
| 6/7/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | Prepared and submitted Proposal No. 23-217 for FPM 6 Littoral Plantings | |
| 6/8/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | Check in with D. Ruhlig. Field check on grass treatments. | |
| 6/12/2023 | G | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6/13/2023 | G | | | | | | | | | | | | | | | | | | | | | G | | | | | | |
| 6/21/2023 | | | | | | | | | | | | | | | | | | | | | | T | T | | | | | |
| 6/27/2023 | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | | | T | T | T | T | Above average trash collection from ponds. Recent heavy rain storms flushed out trash sitting in the stormdrains and underground pipes during the dry season. | |
| 7/12/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7/21/2023 | T | T | T | T | T | T | T | T | | | T | T | T | T | T | | T | T | T | T | T | T | T | T | | T | | |
| 7/25/2023 | | | | | | | | | | | | | G | | | | | | | | | | | | | | Treated backside of FPM 12 with boat along adjacent wetland. | |
| 7/26/2023 | G | G | | | | | | | | | G | G | G | | | | G | | | | | | | G | | | Check in with D. Ruhlig. | |
| 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 | T, G | 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 | | | | | T | | |
| 9/20/2023 | | T | T | | | T | T | T | | | T | | G | | G | | | | | | G | | | | | | | |
| 9/25/2023 | | | | T | T | | | | | | | | | | | | | | T | | | | T | T | | | Check in with D. Ruhlig. | |
| 10/4/2023 | | T | | | | | | | T | T | T | T | T | | T | T | T | | | | | | | | | | | |
| 10/18/2023 | T | | T | T | T | T | T | T | | | | | | T | | | | T | | | | T | | | T | T | Reviewed control structure in Wetland F6 (roundabout) to prepare cost to remove vegetation from around it per P. Chang and T. Dobson. | |
| 10/19/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | Prepared and sent cost to remove vegetation around control structure in Wetland F6 to T. Dobson. | |
| 10/26/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | Check in with D. Ruhlig. | |
| 10/27/2023 | | | S | | | M | M | M | | | | | | | | | | | | | | | | | | M | Mowed banks of FPMs 6, 7, 7A and 90 (areas never filled up with water this year). Removed vegetation adjacent to control structure in Wetland F6 per T. Dobson and P. Chang. | |
| 11/7/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | Field Check | |
| 11/10/2023 | T | T | T | | | | | | | | T | T | T | | T | | T | | | | T | | T | | | | | |
| 11/16/2023 | | | | T | T | T | T | T | T | T | | | | T | | T | | T | T | | T | T | | T | T | T | | |
| 11/22/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | Field Check (Rainy and Windy) | |

EXHIBIT 5



November 10, 2023

Ms. Tish Dobson, District Manager
Board of Supervisors for Long Lake Ranch CDD
c/o Vesta
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Re: Long Lake Ranch Community Development District Rate Schedule

Dear Ms. Dobson and Board of Supervisors:

Like many firms, we try to absorb increased expenses on a yearly basis but rising labor, health care, home and fuel costs have exceeded everyone's expectations. Revising our rates has also become necessary for us to retain and attract employees with the level of professional expertise that you have come to expect from us.

Attached is our 2022 rate schedule that went into effect on August 9, 2022. We believe our rates continue to remain competitive with that of other top-tier consulting firms. Our master contract allows us to take a fee modification before the Board once a year, although we have not requested a fee modification since our original agreement in 2019. We would appreciate it if this could be addressed at the next Board Meeting in December for a January 1, 2024 start date.

After 77 years, our firm's focus remains the same and that is your satisfaction. Your project is important to us and if there is anything we can do better to help you, please let us know.

Very truly yours,

JOHNSON ENGINEERING, INC.

Phil Chang, P.E.
Branch Manager

Enclosure



PROFESSIONAL SERVICES HOURLY RATE SCHEDULE August 9, 2022

Professional

| | |
|---|-------|
| 9 | \$300 |
| 8 | \$245 |
| 7 | \$225 |
| 6 | \$200 |
| 5 | \$175 |
| 4 | \$160 |
| 3 | \$150 |
| 2 | \$125 |
| 1 | \$115 |

Technician

| | |
|---|-------|
| 6 | \$165 |
| 5 | \$140 |
| 4 | \$120 |
| 3 | \$100 |
| 2 | \$80 |
| 1 | \$70 |

Administrative

| | |
|---|------|
| 3 | \$95 |
| 2 | \$85 |
| 1 | \$70 |

Field Crew

| | |
|----------|-------|
| 4-Person | \$245 |
| 3-Person | \$210 |
| 2-Person | \$165 |

Field Equipment

Field Equipment on Separate Schedule

Expert Witness \$400

**Reimbursable Expenses
and Sub-Consultants** Cost + 10%

Construction Engineering and Inspection (CEI Services)

| | |
|----------------------------------|-------|
| CEI Services Manager | \$185 |
| CEI Senior Project Administrator | \$165 |
| CEI Project Administrator | \$150 |
| Contract Support Specialist | \$125 |
| Senior Inspector | \$115 |
| CEI Inspector III | \$105 |
| CEI Inspector II | \$95 |
| CEI Inspector I | \$85 |
| Compliance Specialist | \$95 |
| CEI Inspector's Aide | \$70 |

EXHIBIT 6

Long Lake Ranch CDD

Amenity Manager's Report

Date of report: 11/30/2023

Submitted by: Doug Ruhlig

Clubhouse & Amenities

- Met with Pool Doctors to begin work 12-4
- Working on getting someone in to clean graffiti
- Multiple paint quotes due in for buildings and mailboxes
- New access group formed to eliminate any mishaps
- Awaiting clarification from fire marshall
- No Fishing sign moved

EXHIBIT 7

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community
5 Development District was held on Thursday, November 2, 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 Doug Ruhlig (<i>joined in progress</i>) | Community Manager |
| 19 John Burkett | RedTree Landscaping |
| 20 Pete Lucadano (<i>joined in progress</i>) | RedTree Landscaping |
| 21 Chris Milano | Audience Member, Ballantrae CDD |
| 22 James Van Cleve | Resident |
| 23 Shanna Van Cleve | Resident |
| 24 Kelly | Resident |
| 25 Margie | Resident |
| 26 Mrs. Twomey | Resident |
| 27 Derek | Resident |
| 28 Jim Koford | Resident |

29 *The following is a summary of the discussions and actions taken at the November 2, 2023 Long Lake Ranch*
30 *CDD Board of Supervisors Regular Meeting.*

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

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

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

35 Mr. Milano asked about the process that the CDD went through to install a pickleball court in the
36 District, and if the CDD had a reference that the Ballantrae CDD could use for their own District.
37 Discussion ensued.

38 Mr. Koford noted the improvement in the landscaping from RedTree.

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

40 Mr. Thompson asked about a hole in the ground near the Primrose utility box. He also
41 recommended plaques for RedTree's contributions to the CDD. Discussion ensued.

42 Ms. Clawson asked about an irrigation invoice that was for \$4,500.00 and who the responsibility
43 for the cost of plant replacement fell on, whether it was Mainscape or RedTree. Discussion ensued

regarding splitting the Foxtail controller. The HOA and RedTree should share the cost of splitting the Foxtail controller.

Mr. Pellan asked that a snapshot of the paid invoices be included with the Operations & Maintenance invoices each month. He also asked about an update regarding the mailbox investigation. Discussion ensued.

Mr. Smith asked for an update regarding the requested journal entries that needed to be adjusted.

Mr. Twomey commented on the high fees on the tax bills.

FIFTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)

SIXTH 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.

2. Red Tree Proposals (if any)

a. Exhibit 2: Hardwood Tree Structural Tree Pruning

Discussion ensued regarding the 0% financing for two years, the number of trees to be pruned, and the budgets that the cost would come out of.

On a MOTION by Mr. Smith, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board approved the Hardwood Tree Structural Tree Pruning proposal with requested revisions made regarding the financing/ payment option, for the Long Lake Ranch Community Development District.

Presentation of RedTree's Appreciation plaque by Supervisor Thompson.

B. Aquatic Services

1. Exhibit 3: Presentation of Aquatics Treatment Report

C. District Engineer

1. Exhibit 4: Presentation of Storm System Inspections

Ms. Dobson presented the inspection report. Discussion ensued.

D. District Counsel

Supervisor Smith asked for an update on the letter to be sent to the resident regarding the sidewalk.

E. Clubhouse Manager

1. Exhibit 5: Presentation of Clubhouse Manager Report

Mr. Ruhlig presented his report for the month to the Board. He asked the Board what they wanted him to do with the golf cart and the shed. Discussion ensued.

He noted that at the Adult Costume Party that the gates were left open and glass bottles were left on the pool deck.

He also asked the Board for clarification on whether an art class could still be scheduled in the amenity center. Discussion ensued regarding the scheduling frequency of the art classes.

A resident asked about adjusting the timing of the gates locking based on the discussion regarding the adult costume party. Discussion ensued.

Supervisor Smith and Supervisor Clawson asked about the lights at the fountains not being on at night. Discussion ensued.

F. District Manager

1. Exhibit 6: Presentation of District Manager & Field Operations Report

Ms. Dobson noted the continued violation of the District's policies on No Fishing in the ponds by the same resident who had previously received a letter from District Counsel to cease fishing in the ponds. Discussion ensued.

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held October 5, 2023

B. Exhibit 8: Consideration for Acceptance – The September 2023 Unaudited Financial Report

C. Exhibit 9: Consideration for Acceptance – The September 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.

EIGHTH ORDER OF BUSINESS – Business Items

A. Consideration of Amenity Rental Agreements

Discussion ensued regarding events other than parties that are hosted at the clubhouse utilizing the rental agreements.

1. Exhibit 10: Pool Pavilion Rental Agreement

On a MOTION by Mr. Smith, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the Pool Pavilion Rental Agreement changes as presented, for the Long Lake Ranch Community Development District.

2. Exhibit 11: Pavilion Rental Agreement

Discussion ensued regarding capacity, whether to allow balloons, helium or otherwise, and checking in/out procedures.

On a MOTION by Mr. Smith, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the Pavilion Rental Agreement with revisions to be made, for the Long Lake Ranch Community Development District.

3. Exhibit 12: Activity Room Rental Agreement

Discussion ensued regarding the capacity and the use of the pool and other amenities.

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

B. Discussion of S. Pasco Wellfield Fencing Project

Discussion ensued regarding the signs that were installed on the fence.

C. Exhibit 13: Consideration & Adoption of **Resolution 2024-01**, 2024 General Election

On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board adopted **Resolution 2024-01**, 2024 General Election with a correction to Supervisor Clawson's name, for the Long Lake Ranch Community Development District.

NINTH ORDER OF BUSINESS – Supervisors Requests

Mr. Smith noted his concern regarding the inclusion of items that are not CDD business.

Ms. Clawson requested an update regarding the residents' suspension from the previous month.
Discussion ensued.

Discussion ensued regarding the painting of the curbs in Foxtail to coincide with the parking policy, painting of the mailboxes, and repainting of the clubhouse doors and activity room.

Mr. Thompson asked if he had the freedom to speak on any topic during Supervisor Comments and Supervisor Requests. He provided an update on the volunteer litter pickup and the garden plaque.

TENTH ORDER OF BUSINESS – Audience Comments – New Business

Derek provided a suggestion on how to make it easier for residents to reserve the rooms by adding a calendar online.

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

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

TWELFTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Twomey, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:46 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 December 7, 2023.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 8

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT ADDING AN OFFICER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to add an additional Officer of the District by appointment.

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

1. Scott Smith is added as an additional Assistant Treasurer by appointment.
2. This Resolution shall become effective at 12:01 a.m. on December 7, 2023.

PASSED AND ADOPTED THIS 7th DAY OF DECEMBER, 2023.

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT
CHAIRMAN / VICE CHAIRMAN**

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT 9

RESOLUTION 2024-03

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING SIGNATORIES FOR THE DISTRICT'S
OPERATING BANK ACCOUNT(S); AND PROVIDING AN
EFFECTIVE DATE.**

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

WHEREAS, pursuant to Chapter 190, Florida Statutes, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

WHEREAS, the Board has previously established a local operating bank account for the District; and

WHEREAS, the Board has previously designated authorized signatories on the bank account; and

WHEREAS, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

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

Section 1. The Chair and Vice-Chair of the District's Board of Supervisors, Scott Smith and Johanna Lee and Bridgett Alexander of DPGF Management and Consulting, LLC, are hereby designated as authorized signatories on the District's operating bank account.

Section 2. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed. Further, upon its passage, any previously adopted resolution designating signatories on bank accounts for the District is rescinded and repealed.

PASSED AND ADOPTED this 7th day of December, 2023.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

EXHIBIT 10

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes* ("**Governmental Unit**"); and

WHEREAS, the District has purchased and owns certain tangible personal property as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference ("**Surplus Property**"); and

WHEREAS, the District desires to classify the Surplus Property as surplus tangible personal property, and to determine that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the Board of Supervisors of the District ("**Board**") has considered the best interests of the District, the value and condition of the Surplus Property, and the probability of the Surplus Property being desired by prospective donor recipients or purchasers; and

WHEREAS, the District desires to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01 and 274.01, *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another Governmental Unit or to a private nonprofit agency as defined in section 273.01 and 274.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Surplus Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Surplus Property in this fashion is the most efficient and cost-effective means of disposing of the Surplus Property; and

WHEREAS, based on evaluation by staff of the condition of each piece of Surplus Property and the costs associated with disassembly, removal, and haul-off, the District has estimated the value of each class of the Surplus Property to be less than Five Thousand Dollars (\$5,000); and

WHEREAS, the District believes that it is in its best interests to dispose of the Surplus Property in this fashion.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Surplus Property as surplus tangible personal property, and hereby determines that the Surplus Property is obsolete, and/or continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes staff to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another Governmental Unit or to a private nonprofit agency as defined in section 273.01 and 274.01, *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another Governmental Unit or to a private nonprofit agency as defined in section 273.01 and 274.01 *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 7th day of December 2023.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Description of Surplus Property

2016 EZ-Go txt golf cart

EXHIBIT 11

Swim Lesson Agreement

This Swim Lesson Agreement (the “**Agreement**”) is made as of the _____ day of _____, 2023 by and between **SwimKids, USA, Inc.**, a Florida corporation whose principal and mailing address is 37749 Southview Ave., Dade City, Florida 33525 (the “**Independent Contractor**” or “**Contractor**”) and the **Long Lake Ranch CDD**, whose mailing address is Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz, FL 33558 (the “**CDD**”).

1. Term and Scope of Work: The term of this Agreement is effective January 1 2024, through December. 2025. The Independent Contractor may conduct swimming lessons in the clubhouse swimming pool located within the CDD in accordance with the provisions of this Agreement. Independent Contractor may give lessons to residents and non-residents from 7:30 a.m. until 12:30 p.m. on Monday through Thursday, Saturday, and Sunday during the term of this Agreement. Swimming classes are limited to 5 students. Long Lake Ranch Residents shall receive priority enrollment each year in the month of January. Thereafter, registration is open to the public to fill any remaining spots. Independent Contractor does not have the exclusive use of the swimming pool, but only a small portion of the swimming pool, designated by the CDD, in order to conduct classes.

2. License Fee and Refunds: The Licensee shall pay the CDD three hundred thirty four dollars (\$400) each month for five months (5 months) the pool is used for lessons for a total sum of \$2000 in 2024, and \$2000 in 2025. Payment is due on or before the first of each month used to conduct lessons.

3. General Provisions:

- a. Any alterations or deviations from the Agreement must be executed in writing by the CDD and Independent Contractor.
- b. Independent Contractor shall obtain and provide the CDD with a copy of their liability insurance policy (Minimum \$1,000,000 in coverage). The Independent Contractor shall add the Long Lake Ranch CDD as an additional insured on the insurance policy.
- c. Independent Contractor shall at his/her own expense obtain all permits and licenses necessary for the work to be performed.
- d. Independent Contractor agrees to be on time and appropriately dressed. The Independent Contractor and the students must abide by all of the clubhouse and pool policies and rules.
- e. The Independent Contractor shall protect and prevent damage to the CDD's swimming pool by the swim class participants during the time the swim lessons are conducted, including but not limited to, the protection thereof from damage by from theft or vandalism. Restoration of such damage shall be the sole

responsibility of the Independent Contractor

- f. The Independent Contractor and the CDD agree to indemnify, save and hold harmless each other, its officers, agents, servants and employees and affiliated owners of the property, from and against any and all direct or indirect claims of loss, and further from and against any and all loss, cost expense, liability, damage or injury, including legal fees and disbursements, that each other, its officers, agents, servants or employees may directly or indirectly sustain, suffer or incur as a result of negligence, recklessness, or intentional wrongful misconduct by each other, resulting from, arising out of or occurring in connection with the execution of the services.
- g. The Independent Contractor agrees to provide the CDD a completed waiver of liability provided by the CDD signed by the participants, or the parent or legal guardian of a minor child, prior to the start of swim lessons which enrolled for.
- h. The Laws of the State of Florida shall govern this Agreement. The parties to this Agreement acknowledge venue as lying in Pasco County, Florida.
- i. Both the CDD and the Independent Contractor may terminate this agreement at any time without cause upon sixty (60) days written notice.
- j. Non-resident clients are not permitted to use the swimming pool beyond the scheduled class time and shall be limited to only use the area designated for the lessons and the restrooms during the times in which they are at a swimming lesson.
- k. Independent Contractor will be responsible for all administrative functions of the program, including but not limited to scheduling, conducting classes, payroll, etc.
- l. Independent Contractor shall conduct a Level I background screening pursuant to Chapter 435, Florida Statutes (the "**Screening**") for all staff conducting lessons and shall update the Screening as necessary.
- m. This Agreement shall not be assigned or transferred without the prior written consent of the CDD. A transfer or assignment of all or any part of this Agreement shall cause the Agreement to become voidable, at the sole discretion of the CDD.
- n. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the CDD or the Independent 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.
- o. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable,

but that by limit of such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

- p. This is the entire agreement of the parties and my not be altered or amended except in a writing signed by both parties.

SwimKids, USA, Inc.

Long Lake Ranch CDD

Name: Alan J Messing

Name: _____

Title: President, SwimKids USA, Inc.

Title: _____

EXHIBIT 12



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

November 9, 2023

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

**\$3,190,000 Long Lake Ranch Community Development District (Pasco County, Florida)
Capital Improvement Revenue Bonds, Series 2015A-1 and
\$1,945,000 Long Lake Ranch Community Development District (Pasco County, Florida)
Capital Improvement Revenue Bonds, Series 2015A-2 ("Bonds")**

Dear Mr. Muether

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended October 8, 2023 ("Computation Period"). This report indicates that there is no cumulative rebate amount liability as of October 8, 2023.

The next annual arbitrage rebate calculation date is October 8, 2024. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. James Audette, US Bank

Long Lake Ranch Community Development District

\$3,190,000 Long Lake Ranch Community Development District (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1 and \$1,945,000 Long Lake Ranch Community Development District (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-2

For the period ended October 8, 2023



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

November 9, 2023

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

Re: \$3,190,000 Long Lake Ranch Community Development District (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1 and \$1,945,000 Long Lake Ranch Community Development District (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-2 ("Bonds")

Long Lake Ranch Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended October 8, 2023 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Amount for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

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

The results of our computations indicate a negative Cumulative Rebate Amount of \$(122,299.67) at October 8, 2023. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 6.1019%. Accordingly, we have not recomputed the Bond Yield.

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

LLS Tax Solutions Inc.

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

Long Lake Ranch Community Development District

November 9, 2023

\$3,190,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1

\$1,945,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-2

For the period ended October 8, 2023

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is October 9, 2015.
2. The end of the first Bond Year for the Bonds is October 8, 2016.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Amount for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Amount for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Amount as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Amount as of the Next Computation Date will not be the Rebate Amount reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Amount computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

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

Long Lake Ranch Community Development District

November 9, 2023

\$3,190,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1

\$1,945,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-2

For the period ended October 8, 2023

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds are issued in an aggregate principal amount of \$5,135,000, for the purpose of: (i) financing the cost of acquiring, constructing and equipping assessable improvements comprising a part of the District's Capital Improvement Program (ii) paying certain costs associated with the issuance of the Bonds; (iii) making a deposit into the Reserve Account for the corresponding Series of Bonds for the benefit of all of the Bonds; and (iv) paying a portion of the interest to become due on the Bonds.
12. The Long Lake Ranch Community Development District Capital Improvement Revenue Bond Series 2015A-2 was fully redeemed on November 1, 2018.

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

Long Lake Ranch Community Development District

November 9, 2023

\$3,190,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1

\$1,945,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-2

For the period ended October 8, 2023

DEFINITIONS

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

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

Long Lake Ranch Community Development District

November 9, 2023

\$3,190,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1

\$1,945,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-2

For the period ended October 8, 2023

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

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

Long Lake Ranch Community Development District

November 9, 2023

\$3,190,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1

\$1,945,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-2

For the period ended October 8, 2023

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE AMOUNT CALCULATION

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

\$3,190,000 LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
(PASCO COUNTY, FLORIDA) CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1
AND \$1,945,000 LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
(PASCO COUNTY, FLORIDA) CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-2

SCHEDULE 1 - REBATE AMOUNT CALCULATION

10 / 9 / 2015 ISSUE DATE
10 / 9 / 2020 BEGINNING OF COMPUTATION PERIOD
10 / 8 / 2023 COMPUTATION DATE

| DATE | FUND/ACCOUNT | INVESTMENT VALUE AT COMPUTATION DATE | EARNINGS ON INVESTMENTS | OTHER DEPOSITS (WITHDRAWALS) | FUTURE VALUE AT BOND YIELD 6.1019% | ALLOWABLE EARNINGS |
|---------------|-------------------|--|-------------------------------|------------------------------------|--|-----------------------|
| 10 / 9 / 2020 | BEGINNING BALANCE | | 0.00 | 117,968.75 | 141,255.86 | 23,287.11 |
| 11 / 2 / 2020 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 11 / 3 / 2020 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.60) | (0.10) |
| 12 / 1 / 2020 | A-1 RESERVE FUND | | 0.48 | 0.00 | 0.00 | 0.00 |
| 12 / 2 / 2020 | A-1 RESERVE FUND | | 0.00 | (0.48) | (0.57) | (0.09) |
| 1 / 4 / 2021 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 1 / 5 / 2021 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.59) | (0.09) |
| 2 / 1 / 2021 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 2 / 2 / 2021 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.59) | (0.09) |
| 3 / 1 / 2021 | A-1 RESERVE FUND | | 0.45 | 0.00 | 0.00 | 0.00 |
| 3 / 2 / 2021 | A-1 RESERVE FUND | | 0.00 | (0.45) | (0.53) | (0.08) |
| 4 / 1 / 2021 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 4 / 2 / 2021 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.58) | (0.08) |
| 5 / 3 / 2021 | A-1 RESERVE FUND | | 0.48 | 0.00 | 0.00 | 0.00 |
| 5 / 4 / 2021 | A-1 RESERVE FUND | | 0.00 | (0.48) | (0.56) | (0.08) |
| 6 / 1 / 2021 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 6 / 2 / 2021 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.58) | (0.08) |
| 7 / 1 / 2021 | A-1 RESERVE FUND | | 0.48 | 0.00 | 0.00 | 0.00 |
| 7 / 2 / 2021 | A-1 RESERVE FUND | | 0.00 | (0.48) | (0.55) | (0.07) |
| 8 / 2 / 2021 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 8 / 3 / 2021 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.57) | (0.07) |
| 9 / 1 / 2021 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 9 / 2 / 2021 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.57) | (0.07) |
| 10 / 1 / 2021 | A-1 RESERVE FUND | | 0.48 | 0.00 | 0.00 | 0.00 |
| 10 / 4 / 2021 | A-1 RESERVE FUND | | 0.00 | (0.48) | (0.54) | (0.06) |
| 11 / 1 / 2021 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 11 / 2 / 2021 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.56) | (0.06) |
| 12 / 1 / 2021 | A-1 RESERVE FUND | | 0.48 | 0.00 | 0.00 | 0.00 |
| 12 / 2 / 2021 | A-1 RESERVE FUND | | 0.00 | (0.48) | (0.54) | (0.06) |
| 1 / 3 / 2022 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 1 / 4 / 2022 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.56) | (0.06) |

\$3,190,000 LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
(PASCO COUNTY, FLORIDA) CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1
AND \$1,945,000 LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
(PASCO COUNTY, FLORIDA) CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-2

SCHEDULE 1 - REBATE AMOUNT CALCULATION

10 / 9 / 2015 ISSUE DATE
10 / 9 / 2020 BEGINNING OF COMPUTATION PERIOD
10 / 8 / 2023 COMPUTATION DATE

| DATE | FUND/ACCOUNT | INVESTMENT VALUE AT COMPUTATION DATE | EARNINGS ON INVESTMENTS | OTHER DEPOSITS (WITHDRAWALS) | FUTURE VALUE AT BOND YIELD 6.1019% | ALLOWABLE EARNINGS |
|---------------|------------------|--|-------------------------------|------------------------------------|--|-----------------------|
| 2 / 1 / 2022 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 2 / 2 / 2022 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.55) | (0.05) |
| 3 / 1 / 2022 | A-1 RESERVE FUND | | 0.45 | 0.00 | 0.00 | 0.00 |
| 3 / 2 / 2022 | A-1 RESERVE FUND | | 0.00 | (0.45) | (0.50) | (0.05) |
| 4 / 1 / 2022 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 4 / 4 / 2022 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.55) | (0.05) |
| 5 / 2 / 2022 | A-1 RESERVE FUND | | 0.48 | 0.00 | 0.00 | 0.00 |
| 5 / 3 / 2022 | A-1 RESERVE FUND | | 0.00 | (0.48) | (0.52) | (0.04) |
| 6 / 1 / 2022 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 6 / 2 / 2022 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.54) | (0.04) |
| 7 / 1 / 2022 | A-1 RESERVE FUND | | 0.48 | 0.00 | 0.00 | 0.00 |
| 7 / 5 / 2022 | A-1 RESERVE FUND | | 0.00 | (0.48) | (0.52) | (0.04) |
| 8 / 1 / 2022 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 8 / 2 / 2022 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.54) | (0.04) |
| 9 / 1 / 2022 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 9 / 2 / 2022 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.53) | (0.03) |
| 10 / 3 / 2022 | A-1 RESERVE FUND | | 0.48 | 0.00 | 0.00 | 0.00 |
| 10 / 4 / 2022 | A-1 RESERVE FUND | | 0.00 | (0.48) | (0.51) | (0.03) |
| 11 / 1 / 2022 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 11 / 2 / 2022 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.53) | (0.03) |
| 12 / 1 / 2022 | A-1 RESERVE FUND | | 0.48 | 0.00 | 0.00 | 0.00 |
| 12 / 2 / 2022 | A-1 RESERVE FUND | | 0.00 | (0.48) | (0.51) | (0.03) |
| 1 / 3 / 2023 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 1 / 4 / 2023 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.52) | (0.02) |
| 2 / 1 / 2023 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 2 / 2 / 2023 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.52) | (0.02) |
| 3 / 1 / 2023 | A-1 RESERVE FUND | | 0.45 | 0.00 | 0.00 | 0.00 |
| 3 / 2 / 2023 | A-1 RESERVE FUND | | 0.00 | (0.45) | (0.47) | (0.02) |
| 4 / 3 / 2023 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 4 / 4 / 2023 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.52) | (0.02) |
| 5 / 1 / 2023 | A-1 RESERVE FUND | | 0.48 | 0.00 | 0.00 | 0.00 |

\$3,190,000 LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
(PASCO COUNTY, FLORIDA) CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1
AND \$1,945,000 LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
(PASCO COUNTY, FLORIDA) CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-2

SCHEDULE 1 - REBATE AMOUNT CALCULATION

10 / 9 / 2015 ISSUE DATE
10 / 9 / 2020 BEGINNING OF COMPUTATION PERIOD
10 / 8 / 2023 COMPUTATION DATE

| DATE | FUND/ACCOUNT | INVESTMENT VALUE AT COMPUTATION DATE | EARNINGS ON INVESTMENTS | OTHER DEPOSITS (WITHDRAWALS) | FUTURE VALUE AT BOND YIELD 6.1019% | ALLOWABLE EARNINGS |
|---------------|--|--|-------------------------------|------------------------------------|--|-----------------------|
| 5 / 2 / 2023 | A-1 RESERVE FUND | | 0.00 | (0.48) | (0.49) | (0.01) |
| 6 / 1 / 2023 | A-1 RESERVE FUND | | 0.50 | 0.00 | 0.00 | 0.00 |
| 6 / 2 / 2023 | A-1 RESERVE FUND | | 0.00 | (0.50) | (0.51) | (0.01) |
| 7 / 3 / 2023 | A-1 RESERVE FUND | | 0.48 | 0.00 | 0.00 | 0.00 |
| 7 / 5 / 2023 | A-1 RESERVE FUND | | 0.00 | (0.48) | (0.49) | (0.01) |
| 8 / 1 / 2023 | A-1 RESERVE FUND | | 133.81 | 0.00 | 0.00 | 0.00 |
| 8 / 1 / 2023 | A-1 RESERVE FUND | | 0.37 | 0.00 | 0.00 | 0.00 |
| 8 / 2 / 2023 | A-1 RESERVE FUND | | 0.00 | (134.18) | (135.67) | (1.49) |
| 9 / 1 / 2023 | A-1 RESERVE FUND | | 536.03 | 0.00 | 0.00 | 0.00 |
| 9 / 5 / 2023 | A-1 RESERVE FUND | | 0.00 | (536.03) | (538.99) | (2.96) |
| 10 / 2 / 2023 | A-1 RESERVE FUND | | 518.74 | 0.00 | 0.00 | 0.00 |
| 10 / 3 / 2023 | A-1 RESERVE FUND | | 0.00 | (518.74) | (519.17) | (0.43) |
| 10 / 8 / 2023 | INTEREST ACCRUAL | | 138.33 | 0.00 | 0.00 | 0.00 |
| | | <u>118,107.08</u> | <u>1,343.41</u> | <u>116,763.67</u> | <u>140,044.22</u> | <u>23,280.55</u> |
| | ACTUAL EARNINGS | | 1,343.41 | | | |
| | ALLOWABLE EARNINGS | | <u>23,280.55</u> | | | |
| | REBATE AMOUNT | | (21,937.14) | | | |
| | FUTURE VALUE OF 10/8/2020 CUMULATIVE REBATE AMOUNT | | (94,451.79) | | | |
| | FUTURE VALUE OF 10/8/2021 COMPUTATION DATE CREDIT | | (2,007.37) | | | |
| | FUTURE VALUE OF 10/8/2022 COMPUTATION DATE CREDIT | | (1,943.37) | | | |
| | COMPUTATION DATE CREDIT | | <u>(1,960.00)</u> | | | |
| | CUMULATIVE REBATE AMOUNT | | <u>(122,299.67)</u> | | | |