



***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>

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

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

[Exhibit 7](#)

VII. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held November 2, 2023 [Exhibit 8](#)
- B. Consideration for Acceptance – The October 2023 Unaudited Financial Report [Exhibit 9](#)
- C. Consideration for Acceptance – The October 2023 Operations & Maintenance Expenditures [Exhibit 10](#)

VIII. Business Items

- A. Consideration & Adoption of Resolution 2024-02, Appointing Assistant Treasurer [Exhibit 11](#)
- B. Consideration & Adoption of Resolution 2024-03, Designating Signatories [Exhibit 12](#)
- C. Consideration & Adoption of Resolution 2024-04, Declaring Surplus Property (Golf Cart) [Exhibit 13](#)
- D. Consideration of Swim Kids USA [Exhibit 14](#)
- E. Presentation of LLS Tax Solutions 2015A-, 2015A-2 Arbitrage Report [Exhibit 15](#)

IX. Supervisors Requests

X. Audience Comments – New Business

XI. Closed Session - In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system plan. The closed session is scheduled to begin at 7:30 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately sixty (60) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

XII. 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

XIII. 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</div><div>LLC</div></div><div><div>GHS Environmental</div><div>PO Box 55802</div><div>St. Petersburg, FL 33732-5802</div><div>727-432-2820</div></div></div> <div><div>Project: Long Lake Ranch</div><div>No. of Ponds: 26 (See Map On File)</div></div> <div><div>Actions Required At Time of Inspection</div><div>G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)</div><div>A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)</div><div>F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)</div><div>S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)</div><div>L = Treated Lilies (ie fragrant waterlily, spatterdock)</div><div>T = Trash/debris removed</div><div>S = Structure Maintenance</div><div>M = Mowing/Brushcutting</div><div>* = See Note</div></div>	Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
	1/5/2023	T	T	T			T	T	T			T	T	T		T		T				T	T	T	T		T	
	1/10/2023									T	T				T		T								T			
	1/17/2023				T	T													T	T					T		Check in with D. Ruhlig.	
	1/26/2023												T													T		
	2/3/2023		T	T									T	T		T		T										
	2/15/2023	T			T	T				T	T				T		T		T	T		T	T		T	T	Check in with D. Ruhlig.	
	2/17/2023						T	T	T						T								T			T	Check in with T. Dobson.	
	2/20/2023																							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																												
4/11/2023	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	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					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					
11/16/2023				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



LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Aquatics

November 2023



Pond and Lake Management:

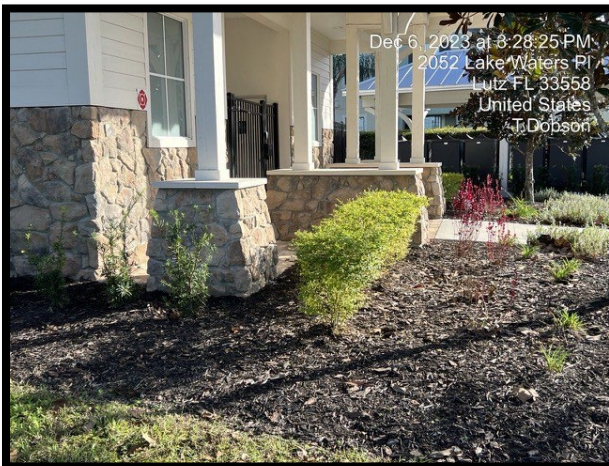
The ponds are in excellent condition. There are minimal amounts of surface and subsurface of invasive vegetation and algae. The cooler weather will assist in keeping all invasive algae blooms down to a minimum.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Landscape Maintenance



Landscape Maintenance:

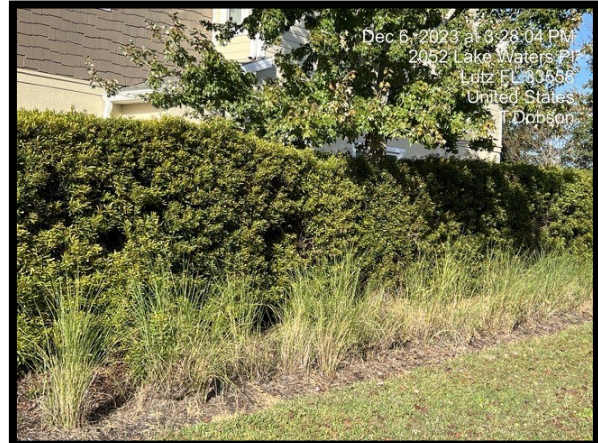
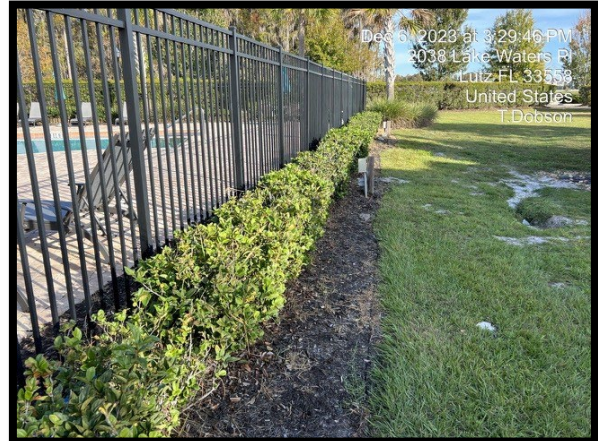
The beds are in excellent condition. The maintenance has greatly improved over the last three months.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Hedges / Shrubs: The hedges and shrubs continue to improve along with the structural pruning. At the time of this report, the hedges and shrubs are in spec of the contract. Recommend replacing the shrubs that did not recover from dry summer months.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Mowing: The turf is now in the dormant stage for the season which will allow for strong root growth.



Bed Maintenance: Over the last few months bed maintenance as improved drastically. Weed control is finally within contract. Recommend staying ahead of the weeds so the next growing season isn't impacted negatively.



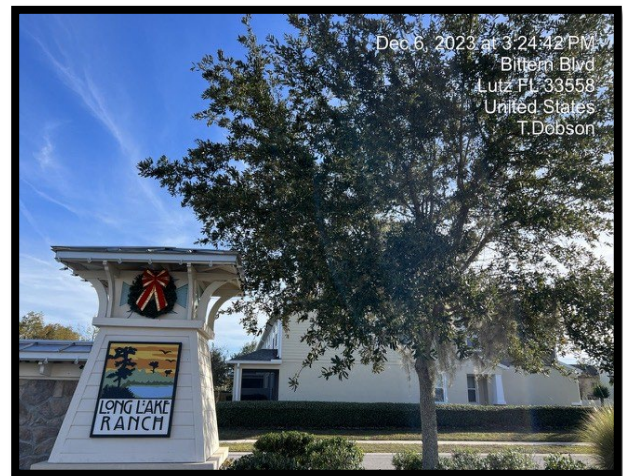


LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Bed Maintenance. Continued.



Observations & Recommendations



Palm Trees: The Palms are still in excellent condition with minimal declining palm fronds.

Island Trees: Recommed trimming some of tree branches off the monuments.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT



Roundabout: GHS completed the trimming around the roundabout structure per the recommendation of the engineer and RedTree pushed the overgrowth back.

Utility Shed: Per the Board's request, the golf cart and other items are now being stored in the shed, along with the new John Deere.

Cleaning: Routine assessments of the restrooms were completed on a weekly basis, per the Board. No real deficiencies to report.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

District Manager Report

October Highlights

Cleaning:

The District has not received any complaints regarding cleaning this month.

Fountains:

Blue Water Aquatics completed several repairs on the fountains and lights. All fountains are operational.

Irrigation:

There are still some issues to work out with remembering to lock the boxes once inspections are completed.

Moss: Recommend removing the overabundance of moss that is beginning to form on some of the Oak trees.

Site Visits:

11/4, 11/6, 11/10, 11/13, 11/19, 11/21, 11/25/, 11/27, 12/3, 12/6.

Sunlake Roadway Lighting:

A Duke Energy Representative (Laura Stapleton) advised that she would work through the invoices with staff and a Board liaison.

Water/Irrigation Leak:

The irrigation leak was repaired, and Pasco County is in the process of reviewing the Billing Adjustment Request. The adjustment, if approved, can take up to three billing cycles.



EXHIBIT 8

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community
5 Development District was held on Thursday, 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.

<p>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.</p>

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 9

Long Lake Ranch Community Development District

Financial Statements
(Unaudited)

Preliminary

October 31, 2023

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

	FY 2024 Month of October	FY 2024 Total Actual Year-to-Date	FY 2024 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 ASSESSMENTS LEVIED					
3 ASSESSMENTS LEVIED (NET ON-ROLL)	\$ -	\$ -	\$ 1,289,485	\$ (1,289,485)	0%
4 EARLY PAYMENT DISCOUNT	-	-	(51,579)	51,579	0%
5 ADDITIONAL REVENUE					
6 TENNIS	120	120	-	120	
7 ROOM RENTALS	60	60	-	60	
8 INTEREST	-	-	-	-	
9 ADVERTISEMENT RENTAL	-	-	-	-	
10 MISC. REVENUE	-	-	-	-	
11 FUND BALANCE FORWARD (removed)	-	-	-	-	
12 TOTAL REVENUE	\$ 180	\$ 180	\$ 1,237,906	\$ (1,237,726)	0%
13 EXPENDITURES					
14 ADMINISTRATIVE					
15 SUPERVISORS - REGULAR MEETINGS	\$ 600	\$ 600	\$ 9,600	\$ (9,000)	6%
16 SUPERVISORS - WORKSHOPS	-	-	800	(800)	0%
17 PAYROLL TAXES (BOS)	46	46	734	(689)	6%
18 PAYROLL SERVICES FEES	50	50	600	(550)	8%
19 DISTRICT MANAGEMENT	1,667	1,667	20,000	(18,333)	8%
20 ADMINISTRATIVE	917	917	11,000	(10,083)	8%
21 ACCOUNTING	917	917	11,000	(10,083)	8%
22 ASSESSMENT ROLL PREPARATION	417	417	5,000	(4,583)	8%
23 DISSEMINATION AGENT	3,000	3,000	3,000	-	100%
24 DISTRICT COUNSEL	2,746	2,746	35,000	(32,254)	8%
25 DISTRICT ENGINEER	765	765	14,000	(13,235)	5%
26 ARBITRAGE REBATE CALCULATION	-	-	1,500	(1,500)	0%
27 TRUSTEE FEES	4,041	4,041	15,701	(11,660)	26%
28 BANK FEES	23	23	150	(127)	16%
29 AUDITING	-	-	6,000	(6,000)	0%
30 REGULATORY PERMITS AND FEES	175	175	175	-	100%
31 TAX COLLECTOR/PROPERTY TAXES	157	157	250	(93)	63%
32 LEGAL ADVERTISING	77	77	1,500	(1,423)	5%
33 WEBSITE HOSTING	1,579	1,579	1,600	(21)	99%
34 TOTAL ADMINISTRATIVE	17,175	17,175	137,610	(120,435)	12%
35 INSURANCE					
36 GENERAL LIABILITY/PROPERTY INSURANCE	29,610	29,610	27,154	2,456	109%
37 TOTAL INSURANCE	29,610	29,610	27,154	2,456	109%

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

	FY 2024 Month of October	FY 2024 Total Actual Year-to-Date	FY 2024 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
38 UTILITIES					
39 UTILITIES - ELECTRICITY	4,529	4,529	60,000	(55,471)	8%
40 UTILITIES - STREETLIGHTS	20,579	20,579	115,000	(94,421)	18%
41 UTILITIES - WATER/SEWER	1,452	1,452	11,000	(9,548)	13%
42 UTILITIES - SOLID WASTE ASSESSMENT	-	-	1,500	(1,500)	0%
43 UTILITIES - SOLID WASTE REMOVAL	103	103	2,500	(2,397)	4%
44 TOTAL UTILITIES	26,662	26,662	190,000	(163,338)	14%
45 SECURITY					
46 SECURITY REPAIRS & MAINTENANCE	125	125	7,500	(7,375)	2%
47 TOTAL SECURITY	125	125	7,500	(7,375)	2%
48 COMMUNITY MAINTENANCE					
49 FIELD SERVICES	421	421	5,051	(4,630)	8%
50 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	7,789	7,789	4,000	3,789	195%
51 AQUATIC MAINTENANCE	4,335	4,335	29,520	(25,185)	15%
52 MITIGATION AREA MONITORING & MAINTENANCE	-	-	3,100	(3,100)	0%
53 AQUATIC PLANT REPLACEMENT	-	-	2,750	(2,750)	0%
54 FISH STOCKING	-	-	11,100	(11,100)	0%
55 LAKE & POND MAINTENANCE	-	-	20,000	(20,000)	0%
56 ENTRY & WALLS MAINTENANCE	-	-	5,500	(5,500)	0%
57 LANDSCAPE MAINTENANCE - CONTRACT	13,675	13,675	172,305	(158,630)	8%
58 LANDSCAPE REPLACEMENT MULCH	-	-	70,000	(70,000)	0%
59 LANDSCAPE REPLACEMENT ANNUALS	16,362	16,362	29,000	(12,638)	56%
60 LANDSCAPE REPLACEMENT PLANTS & SHRUBS	-	-	45,000	(45,000)	0%
61 TREE TRIMMING & MAINTENANCE	-	-	16,000	(16,000)	0%
62 OTHER LANDSCAPE -FIRE ANT TREAT	-	-	4,500	(4,500)	0%
63 IRRIGATION REPAIRS & MAINTENANCE	4,218	4,218	12,000	(7,782)	35%
64 DECORATIVE LIGHT MAINTENANCE	4,500	4,500	9,050	(4,550)	50%
65 PRESSURE WASHING	-	-	35,000	(35,000)	0%
66 VOLUNTEER SUPPLIES	-	-	2,000	(2,000)	0%
67 FIELD CONTINGENCY	150	150	40,000	(39,850)	0%
68 TOTAL PHYSICAL ENVIRONMENT	51,450	51,450	515,876	(464,425)	10%

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

	FY 2024 Month of October	FY 2024 Total Actual Year-to-Date	FY 2024 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
69 ROAD & STREET FACILITIES					
70 SIDEWALK REPAIR & MAINTENANCE	-	-	1,000	(1,000)	0%
71 ROADWAY REPAIR & MAINTENANCE	-	-	1,000	(1,000)	0%
72 SIGNAGE REPAIR & REPLACEMENT	-	-	5,000	(5,000)	0%
73 TOTAL ROAD & STREET FACILITIES	-	-	7,000	(7,000)	0%
74 AMENITY MAINTENANCE					
75 CLUBHOUSE MANAGEMENT	9,623	9,623	129,857	(120,234)	7%
76 POOL MAINTENANCE - CONTRACT	7,014	7,014	28,608	(21,594)	25%
77 DOG WASTE STATION SUPPLIES	134	134	5,460	(5,326)	2%
78 AMENITY MAINTENANCE & REPAIR	198	198	21,000	(20,802)	1%
79 OFFICE SUPPLIES	34	34	1,200	(1,166)	3%
80 FURNITURE REPAIR/REPLACEMENT	-	-	1,750	(1,750)	0%
81 POOL REPAIRS	257	257	2,000	(1,744)	13%
82 POOL PERMITS	-	-	1,000	(1,000)	0%
83 COMMUNICATIONS (TEL, FAX, INTERNET)	211	211	5,000	(4,789)	4%
84 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	-	-	2,000	(2,000)	0%
85 COMPUTER SUPPORT MAINTENANCE & REPAIR	-	-	1,000	(1,000)	0%
86 PARK & PLAYGROUND MAINTENANCE & REPAIRS	195	195	6,600	(6,405)	3%
87 PEST CONTROL	-	-	2,460	(2,460)	0%
88 CLUBHOUSE JANITORIAL SUPPLIES	-	-	3,000	(3,000)	0%
89 TOTAL PARKS AND RECREATION	17,666	17,666	210,935	(193,269)	8%
90 PROJECT BUDGET					
91 CAPITAL IMPROVEMENT PLAN	3,531	3,531	116,042	(112,511)	3%
92 TOTAL PROJECT BUDGET	3,531	3,531	116,042	(112,511)	3%
93 TOTAL EXPENDITURES	146,220	146,220	1,212,116	(1,065,897)	12%
94 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(146,040)	(146,040)	25,790	(171,829)	
95 OTHER FINANCING SOURCES & USES					
96 COUNTY COLLECTION COSTS	-	-	(25,790)	25,790	
97 TRANSFERS IN	-	-	-	-	
98 TRANSFERS OUT	-	-	-	-	
99 TOTAL OTHER FINANCING RESOURCES & USES	-	-	(25,790)	25,790	
100 FUND BALANCE - BEGINNING - UNAUDITED		513,396	472,887	40,509	
NET CHANGE IN FUND BALANCE	-	(146,040)	-	(146,040)	
FUND BALANCE - ENDING - PROJECTED		\$ 367,357	\$ 472,887	(105,531)	

Long Lake Ranch CDD
Balance Sheet
October 31, 2023

	General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT - BU	\$ 548,546	\$ -	\$ -	\$ -	\$ -	\$ 548,546
3 MONEY MARKET ACCOUNT - BU	-	942,463	-	-	-	942,463
4 RESERVE ACCOUNT - BU	-	92,024	-	-	-	92,024
5 TRUST ACCOUNTS:						-
6 REVENUE FUND	-	-	203,220	115,144	84,325	402,688
7 RESERVE FUND	-	-	317,500	117,969	95,941	531,409
8 PREPAYMENT FUND	-	-	1,250	-	2,217	3,467
9 ACCOUNTS RECEIVABLE	5,450	-	-	-	-	5,450
10 ASSESSMENTS RECEIVABLE - ON ROLL	1,212,116	300,000	318,750	235,938	192,088	2,258,892
11 DUE FROM OTHER FUNDS	26,493	223,084	-	-	-	249,576
12 PREPAID EXPENSES	31,260	-	-	-	-	31,260
13 DEPOSITS	49,570	-	-	-	-	49,570
14 TOTAL ASSETS	\$ 1,873,434	\$ 1,557,571	\$ 840,720	\$ 469,050	\$ 374,570	\$ 5,115,346
15 LIABILITIES						
16 ACCOUNTS PAYABLE	\$ 70,874	\$ -	\$ -	\$ -	\$ -	\$ 70,874
17 SALES TAX	3	-	-	-	-	3
18 ACCRUED EXPENSES	-	-	-	-	-	-
19 DEFERRED REVENUE - ON-ROLL	1,212,116	300,000	318,750	235,938	192,088	2,258,892
20 DUE TO OTHER FUNDS	223,084	26,493	-	-	-	249,576
21 TOTAL LIABILITIES	1,506,078	326,493	318,750	235,938	192,088	2,579,346
22 FUND BALANCE						
23 NONSPENDABLE						
24 PREPAID & DEPOSITS	80,830	-	-	-	-	80,830
26 CAPITAL RESERVES	-	972,956	-	-	-	972,956
25 3-MONTH OPERATING CAPITAL	303,029	75,000	-	-	-	378,029
27 UNASSIGNED	(16,502)	183,122	521,970	233,112	182,482	1,104,185
28 TOTAL FUND BALANCE	367,357	1,231,078	521,970	233,112	182,482	2,536,000
29 TOTAL LIABILITIES & FUND BALANCE	\$ 1,873,434	\$ 1,557,571	\$ 840,720	\$ 469,050	\$ 374,570	\$ 5,115,346

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

	FY 2024 Amended Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 319,149	\$ -	
3 EARLY PAYMENT DISCOUNT	(12,766)	-	\$ 306,383
4 INTEREST & MISCELLANEOUS	-	4,278	4,278
5 TOTAL REVENUE	306,383	4,278	(302,105)
6 EXPENDITURES			
7 CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-
8 CONTINGENCY	-	-	-
9 TOTAL EXPENDITURES	-	-	-
10 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	306,383	4,278	(302,105)
11 OTHER FINANCING SOURCES & USES			
12 COUNTY COLLECTION COSTS	(6,383)	-	
13 TRANSFERS IN	-	-	
14 TRANSFERS OUT	-	-	
15 TOTAL OTHER FINANCING SOURCES & USES	(6,383)	-	6,383
16 FUND BALANCE - BEGINNING	1,078,957	1,226,801	147,844
17 NET CHANGE IN FUND BALANCE	300,000	4,278	(295,722)
18 FUND BALANCE - ENDING	\$ 1,378,957	\$ 1,231,078	\$ (147,879)
19 ANALYSIS OF FUND BALANCE			
20 ASSIGNED			
21 FUTURE CAPITAL IMPROVEMENTS	972,956	972,956	
22 WORKING CAPITAL	75,000	75,000	
23 UNASSIGNED	331,001	183,122	
24 FUND BALANCE - ENDING	\$ 1,378,957	\$ 1,231,078	

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

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 318,750	\$ -	\$ (318,750)
3 INTEREST REVENUE	-	2,107	2,107
4 MISC REVENUE	-	-	-
5 TOTAL REVENUE	318,750	2,107	(316,643)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2023	-	-	-
9 May 1, 2024	113,081	-	(113,081)
10 November 1, 2024	110,550	-	(110,550)
11 PRINCIPAL RETIREMENT			-
12 May 1, 2024	90,000	-	(90,000)
13 PRINCIPAL PREPAYMENT	-	-	-
14 TOTAL EXPENDITURES	313,631	-	(313,631)
15 EXCESS OF REVENUE OVER (UNDER) EXP.	5,119	2,107	(3,012)
16 OTHER FINANCING SOURCES (USES)			
17 TRANSFERS IN	-	-	-
18 TRANSFERS OUT	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
20 FUND BALANCE - BEGINNING	506,081	519,863	13,782
21 NET CHANGE IN FUND BALANCE	5,119	2,107	(3,012)
22 FUND BALANCE - ENDING	\$ 511,199	\$ 521,970	\$ 10,771

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

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ -	\$ (235,938)
3 INTEREST REVENUE	-	1,019	1,019
4 TOTAL REVENUE	235,938	1,019	(234,919)
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2023	-	-	-
8 May 1, 2024	86,319	-	(86,319)
9 November 1, 2024	84,369	-	(84,369)
10 PRINCIPAL RETIREMENT			-
11 May 1, 2024	65,000	-	(65,000)
12 TOTAL EXPENDITURES	235,688	-	(235,688)
13 EXCESS OF REVENUE OVER (UNDER) EXP.	250	1,019	769
14 OTHER FINANCING SOURCES (USES)			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
18 FUND BALANCE - BEGINNING	230,628	232,094	1,466
19 NET CHANGE IN FUND BALANCE	250	1,019	769
20 FUND BALANCE - ENDING	\$ 230,878	\$ 233,112	\$ 2,234

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

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 191,881	\$ -	\$ (191,881)
3 INTEREST REVENUE	-	797	797
4 TOTAL REVENUE	191,881	797	(191,084)
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2023	-	-	-
8 May 1, 2024	61,800	-	(61,800)
9 November 1, 2024	60,500	-	(60,500)
10 PRINCIPAL RETIREMENT			
11 May 1, 2024	65,000	-	(65,000)
12 PRINCIPAL PREPAYMENT	-	-	-
13 TOTAL EXPENDITURES	187,300	-	(187,300)
14 EXCESS OF REVENUE OVER (UNDER) EXP.	4,581	797	(3,784)
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	189,530	181,685	(7,846)
20 NET CHANGE IN FUND BALANCE	4,581	797	(3,784)
21 FUND BALANCE - ENDING	\$ 194,111	\$ 182,482	\$ (11,629)

Long Lake Ranch CDD Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2023		BOY Balance				671,423.72
10/01/2023	1503	Egis Insurance & Risk Advisors	Insurance FY 10/1/23 - 10/1/24 Policy # 100123769		28,760.00	642,663.72
10/02/2023	100228	DCSI, Inc " Security & Sound"	Invoice: 31197 (Reference: Service Call 08.18.23.) Invoice: 31205 (Reference: Service Call 08...		1,418.50	641,245.22
10/02/2023	100229	GHS LLC	Invoice: 2023-452 (Reference: Aquatic Maintenance - Sep 2023.)		2,460.00	638,785.22
10/02/2023	100230	Kutak Rock LLP	Invoice: 3282409 (Reference: Legal Svcs - Aug 2023.) Invoice: 3282408 (Reference: Legal Svcs ...		2,627.50	636,157.72
10/03/2023			Deposit	180.00		636,337.72
10/09/2023	01EFT100923	Duke Energy	000 Sunlake Blvd Lite 08/16/23-09/15/23		347.78	635,989.94
10/09/2023	02EFT100923	Duke Energy	Summary Bill 08/02-09/01/2023		12,278.30	623,711.64
10/10/2023	1ACH101023	Frontier	Phone and Internet -09/15 - 1014/23		209.03	623,502.61
10/10/2023	2ACH101023	Frontier	Phone and Internet - 9/15-10/14		110.99	623,391.62
10/10/2023	100231	DCSI, Inc " Security & Sound"	Invoice: 31198 (Reference: Service Call 08.18.23.)		125.00	623,266.62
10/10/2023	100232	Innersync	Invoice: 21697 (Reference: Annual Website/PDF Service, Oct 2023-Sep 2024.)		1,537.50	621,729.12
10/10/2023	100233	Cooper Pools Inc.	Invoice: 7419 (Reference: Foxtail Motor Replacement.)		750.00	620,979.12
10/11/2023	100234	Vesta Property Services, Inc.	Invoice: 413964 (Reference: Monthly Pool Maintenance.)		2,315.00	618,664.12
10/11/2023	100235	Coastal Waste & Recycling, Inc.	Invoice: SW0000413146 (Reference: Monthly Waste P/U - Oct 2023.)		103.04	618,561.08
10/12/2023	ACH101223	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 8/7-9/6/23		71.80	618,489.28
10/12/2023	100236	RedTree Landscape Systems	Invoice: 14999 (Reference: Landscape Enhancement.)		2,550.00	615,939.28
10/12/2023	100237	Romaner Graphics	Invoice: 21888 (Reference: Signage Repairs - remove graffiti/re-paint.)		2,000.00	613,939.28
10/12/2023	100238	Vesta Property Services	Invoice: 413964 (Reference: Monthly Pool Maintenance.)		2,315.00	611,624.28
10/12/2023	100239	Vesta District Services	Invoice: 413515 (Reference: Monthly Mgmt. Fee.) Invoice: 413516 (Reference: Annual Fee: Disse...		7,379.25	604,245.03
10/13/2023	1013ACH1	Engage PEO	BOS Mtg 10/5/23		141.80	604,103.23
10/13/2023	1013ACH2	George Smith, Jr	BOS Mtg 10/5/23		184.70	603,918.53
10/13/2023	1013ACH3	Heidi Clawson	BOS Mtg 10/5/23		184.70	603,733.83
10/13/2023	35	William Pellan	BOS Mtg 10/5/23		184.70	603,549.13
10/16/2023	100240	RedTree Landscape Systems	Invoice: 14966 ()		13,675.00	589,874.13
10/16/2023	100241	Vesta Property Services, Inc.	Invoice: 413654 (Reference: Clubhouse Management.)		6,139.83	583,734.30
10/16/2023	100242	Blue Water Aquatics, Inc.	Invoice: 100523- (Reference: Fountain Repairs & Maintenance.)		3,280.09	580,454.21
10/20/2023	1ACH102023	Pasco County Utilities Services Branch	0 Community Center 8/18-9/19/23		1,230.12	579,224.09
10/20/2023	2ACH102023	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 08/18/ -09/19/23		148.75	579,075.34
10/20/2023	EFT102023	Florida Department of Revenue	Sales Tax 3rd Qt 2023		156.75	578,918.59
10/22/2023	ACH102223	BANK UNITED VISA CC			978.81	577,939.78
10/24/2023	100243	Johnson Engineering, Inc.	Invoice: 43 (Reference: General Engineering Svcs.)		765.00	577,174.78
10/24/2023	100244	Romaner Graphics	Invoice: 21916 (Reference: Signage Repairs - Foxwood/Cornuta St & Lake Waters Pl.)		195.00	576,979.78
10/24/2023	100245	Vesta District Services	Invoice: 414275 (Reference: Billable Expenses - Sep 2023.)		17.73	576,962.05
10/31/2023	ACH103123	Duke Energy	Summary Bill 0902-10/01/2023		24,759.61	552,202.44
10/31/2023	100246	DCSI, Inc " Security & Sound"	Invoice: 31298 (Reference: Reinstall pool IP camera back from service.)		125.00	552,077.44
10/31/2023	100247	Himes Electrical Service, Inc	Invoice: 23716 (Reference: Circuit Installation for Maint. Shed.)		3,531.12	548,546.32
10/31/2023		EOM Balance		180.00	123,057.40	548,546.32

EXHIBIT 10



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

INVOICE

Customer	Long Lake Ranch Community Development
Acct #	673
Date	09/29/2023
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 28,760.00
Payment Amount	
Payment for:	Invoice#20376
100123769	

Thank You

Please detach and return with payment



Customer: Long Lake Ranch Community Development

Invoice	Effective	Transaction	Description	Amount
20376	10/01/2023	Renew policy	Policy #100123769 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/29/2023	28,760.00

				Total
				\$ 28,760.00

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	(321)233-9939	Date
P.O. Box 748555		09/29/2023
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	



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
31241	09/29/2023	\$125.00	10/14/2023	Net 15	

SALES REP

Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/22/2023	Camera/DVR Service Reason for call: Reinstall (2) cameras back from service for Foxtail pool area. Tech notes: 1. Reinstalled cameras, set up, programmed, and tested the network connection at the main clubhouse - 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
31237	09/29/2023	\$250.00	10/14/2023	Net 15	

SALES REP

Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/19/2023	Access/ Gate:Service Reason for call: Access panel not sending new data to down stream panels - please check. Tech notes: 1. Tested new card - only working on main panel. Reset main panel to default then loaded data from back up and tested card - OK. 2. Set time on one IP camera at Foxtail.	2	125.00	250.00

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

\$250.00



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
31231	09/29/2023	\$543.50	10/14/2023	Net 15	

P.O. NUMBER
10643

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/06/2023	Access/ Gate:Service Reason for call: Replace (4) exit buttons that are not working after storms. Tech notes: 1. Replaced (4) exit buttons and tested. Locations - back pool, tennis court x2, and parking lot to field.	1.50	125.00	187.50
09/06/2023	Access/ Gate:Parts CM-221M/46 Camden No Touch Single Gang Exit Switch with manual override exit buttons	4	89.00	356.00

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

\$543.50



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

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
31197	09/22/2023	\$125.00	10/07/2023	Net 15	

P.O. NUMBER
10677

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/18/2023	Camera/DVR Service Reason for call: Check Foxtail cameras - (2) cameras not working after storm. Tech notes: 1. Checked power to cameras - front camera has power but no video. Pulled to send to service. 2. Back pool camera no power - checked power connector - CAT5 end needs replacing so I replaced it. Camera still has no video - pulled to send to service.	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
31205	09/22/2023	\$375.00	10/07/2023	Net 15	

P.O. NUMBER
10639

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/28/2023	Service:Reg. Reason for call: 1. Transfer video from mail theft. 2. Check camera #8 - back pool camera. 3. Check tennis court exit button. Tech notes: 1. Transferred hours of video to thumb drive for police. 2. Tested camera 8 - no video. Pulled camera to send to service. 3. Checked exit button - power is good but not working and needs to be replaced - new button on order. 4. Set the internal clock time on (4) IP cameras.	3	125.00	375.00

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

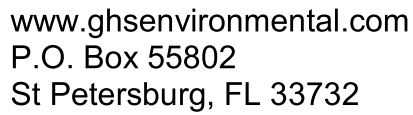
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

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

***Late Fees are 1.5% per month

BALANCE DUE

\$375.00



Date: 9/26/2023
Invoice #: 2023-452

Due Date	Service Date:
10/26/2023	September 2023

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	70.00%	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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 5, 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. 3282409

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3282409
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

08/03/23	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same
08/04/23	D. Wilbourn	Prepare agreement for fountain repair
08/08/23	D. Wilbourn	Prepare fountain maintenance agreement
08/14/23	S. Sandy	Prepare fountain maintenance agreement and fountain repair addendum
08/14/23	D. Wilbourn	Board meeting preparation
08/15/23	D. Wilbourn	Prepare notice of termination of fountain maintenance contract

TOTAL FOR SERVICES RENDERED \$2,060.00

TOTAL CURRENT AMOUNT DUE \$2,060.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 27, 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. 3282408

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3282408
12123-1

Re: General Counsel

For Professional Legal Services Rendered

08/11/23	S. Sandy	0.40	110.00	Confer with Dobson regarding County MTSU ordinance; conduct follow-up regarding same
08/11/23	D. Wilbourn	1.00	155.00	Conduct due diligence regarding property conveyance and ownership
08/22/23	S. Sandy	0.50	137.50	Confer with Ruhling regarding postal theft
08/23/23	S. Sandy	0.60	165.00	Confer with Dobson and Ruhling regarding parking and towing policy and mail theft incident
TOTAL HOURS		2.50		

KUTAK ROCK LLP

Long Lake Ranch CDD

September 27, 2023

Client Matter No. 12123-1

Invoice No. 3282408

Page 2

TOTAL FOR SERVICES RENDERED	\$567.50
-----------------------------	----------

TOTAL CURRENT AMOUNT DUE	<u>\$567.50</u>
--------------------------	-----------------

Service address

Bill date Sep 18, 2023

LONG LAKE RANCH COMM DEV DIS

For service Aug 16 - Sep 15

000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL

31 days

LITE LONG LAKE RCH V4 SL

Account number **9100 8435 5645**

Billing summary

Previous Amount Due	\$347.73
<i>Payment Received Sep 06</i>	-347.73
Current Lighting Charges	346.21
Taxes	1.57
Total Amount Due Oct 09	\$347.78

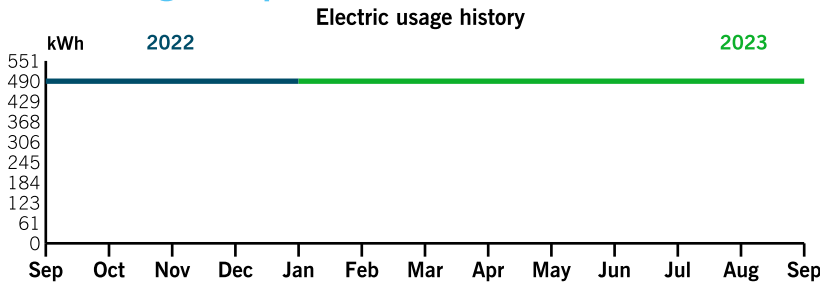


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit call811.com.

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

Your usage snapshot



Average temperature in degrees

81° 74° 71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 83°

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

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



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

Account number
9100 8435 5645

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

\$347.78
by Oct 9

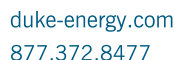
After 90 days from bill date, a late charge will apply.

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

LONG LAKE RANCH COMM DEV DIS
C/O DPGF MC
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5005

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

8891008435564500066000000000000000003477800000347783



Page 1 of 11

Bill date	Sep 11, 2023
For service	Aug 2 - Sep 1
	31 days

Collective account number **9300 0001 2497**

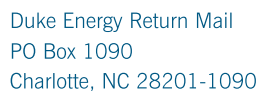
If you have questions, you can reach us at collectivebillingdef@duke-energy.com.

Previous Amount Due	\$12,726.36
<i>Payment Received Aug 30</i>	-12,726.36
Current Electric Charges	4,179.25
Current Lighting Charges	7,952.65
Taxes	146.40
Total Amount Due Oct 02	\$12,278.30

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.79
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	57.33
910089634607	2091 SERENOA DR LUTZ FL 33558	30.79
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.79
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
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.



Collective account number
9300 0001 2497

Amount of automatic draft

\$12,278.30
by Oct 2

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

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

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

889300000124970006600000000000000122783000012278303



LONG LAKE RANCH

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	10/10/23
Billing Date	9/15/23
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	209.04
Payments Received Thru 9/08/23	-209.04
Thank you for your payment!	
Balance Forward	.00
New Charges	209.03
Total Amount Due	\$209.03



RECEIVED SEP 21 2023

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frontier.com/resources/myfrontier-mobile-app

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



800-801-6652



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App Store

MyFrontier app



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

6790 0007 NO RP 15 09172023 NNNNNNNN 01 000358 0002

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



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

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

New Charges Due Date	10/10/23
Billing Date	9/15/23
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	110.99
Payments Received Thru 9/08/23	-110.99
Thank you for your payment!	
Balance Forward	.00
New Charges	110.99
Total Amount Due	\$110.99



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frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL



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



800-801-6652



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Download on the
App Store

MyFrontier® app



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

6790 0007 NO RP 15 09172023 NNNNNNNN 01 000047 0001

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



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



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
31198	09/22/2023	\$125.00	10/07/2023	Net 15	

P.O. NUMBER
10676

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/18/2023	Access/ Gate:Service Reason for call: Main clubhouse access control power supply to the locks has no power after storm. Tech notes: 1. Tested 120V power to power supply - OK. Fuse tripped. 2. Removed power to board for one minute to let fuse reset. Powered back up and tested - OK.	1	125.00	125.00

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

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

***Late Fees are 1.5% per month

BALANCE DUE

\$125.00

INVOICE

BILL TO

Long Lake Ranch CDD
250 International Parkway
Suite 208
Lake Mary, FL 32746

INVOICE # 21697**DATE** 10/01/2023**DUE DATE** 10/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	600.00
CDD Ongoing PDF Accessibility Compliance Service	937.50
<hr/>	
Annual service - Oct 1st to Sept 30th	BALANCE DUE
	\$1,537.50



Cooper Pools Inc CPC1459240

4850 Allen Rd #13
Zephyrhills, FL 33541
+1 8447665256
info@cooperpoolsinc.com
www.CooperPoolsInc.com

INVOICE

BILL TO
Long Lake Ranch

INVOICE 7419
DATE 09/27/2023
TERMS Net 30
DUE DATE 10/27/2023

P.O. NUMBER
Foxtail Motor

SALES REP
Bob

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Motor	Swap motor includes labor	1	750.00	750.00

Contact Cooper Pools Inc CPC1459240 to pay.				
SUBTOTAL				750.00
TAX				0.00
TOTAL				750.00

BALANCE DUE				\$750.00



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

Invoice

Invoice # 413964
Date 10/01/2023

Terms
Memo Monthly Pool Maintena...

Bill To

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

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

Total 2,315.00



413964

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 SW0000413146
Page Page 1 of 1
Date 10/01/2023
Customer 16948
Site 0
PO Number
Due Date 10/26/2023

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD 1x Week				
01 - Oct	MONTHLY - WASTE COLLECTION (Oct 01/23 - Oct 31/23)		\$94.40	1.00	\$94.40
01 - Oct	ADMIN FEE - MONTHLY (Oct 01/23 - Oct 31/23)		\$3.95	1.00	\$3.95
01 - Oct	FUEL SURCHARGE				\$4.69
	SITE TOTAL				\$103.04

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

INVOICE TOTAL \$103.04

Invoice SW0000413146
Page Page 1 of 1
Date 10/01/2023
Customer 16948
Site 0
PO Number
Due Date 10/26/2023

Please return this portion with payment to:

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

AMOUNT REMITTED

0025756SW0169480000SW000041314600000205795



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



161 0 1
10-10002

LONG LAKE RANCH CDD

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

Bill Number: 19097475

Billing Date: 9/25/2023

Billing Period: 8/7/2023 to 9/6/2023

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2023,
pending final Board adoption. Please visit bit.ly/pcurates for 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		
				9/6/2023			

Transactions

Previous Bill	71.80
Payment 09/11/23	-71.80 CR
Balance Forward	0.00
Current Transactions	
Adjustments	
Fire Line/Hydrant Base Charge	71.80
Total Current Transactions	71.80
TOTAL BALANCE DUE	\$71.80

RECEIVED SEP 28 2023



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Total Balance Due \$71.80
Due Date 10/12/2023

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

**The Total Due will be electronically
transferred on 10/12/2023.**

LONG LAKE RANCH CDD
C/O DPFG
250 INTERNATIONAL 208 PARKWAY APT SUITE
LAKE MARY FL 32746

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

013078005092928041909747540000071802

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 14999



BILL TO

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

DATE
09/30/2023

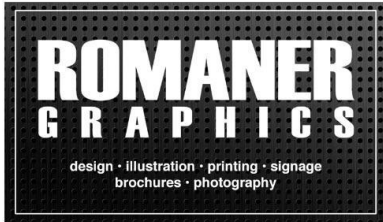
PLEASE PAY
\$2,550.00

DUE DATE
09/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per approved proposal dated 1/12/23: 19872 Long Lake Ranch Blvd			
Landscape Construction	1	2,550.00	2,550.00
Cut out and repair areas torn during pool construction Installation 2,500 SF Bahia Sod Includes labor, material, hauling and dumping fees			

TOTAL DUE \$2,550.00

THANK YOU.



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

INVOICE # 21888

TO: Long Lake Ranch
COMPANY NAME: _____
DATE: 9/26/23

Remove graffiti damage from five HDU monuments
and repaint. Remove graffiti from traffic signs and
community signs.

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

Total: \$2,000.00

ROMANER
GRAPHICS
Thank You,



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

Invoice

Invoice # 413964
Date 10/01/2023

Terms
Memo Monthly Pool Maintena...

Bill To

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

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

Total 2,315.00



413964

**Bill To**

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

250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 10/01/2023

Invoice # 413515

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
Website	1		41.67

Total 4,379.25

**Bill To**

DPFG, LLC
Long Lake Ranch Community Development District
250 International Parkway
Suite #280
Lake Mary FL 32746

In Reference To:

Annual contracted fees, as follows:

250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 10/01/2023

Invoice # 413516

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
Annual Fee: Dissemination Agent	1		3,000.00

Total 3,000.00

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

Invoice 14966



BILL TO

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

DATE
10/01/2023

PLEASE PAY
\$13,675.00

DUE DATE
10/01/2023

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

TOTAL DUE \$13,675.00

THANK YOU.



Invoice

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

Invoice # 413654
Date 10/01/2023

Terms
Due Date 10/01/2023
Memo Oct'23 Fees

Bill To

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

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



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



35 0 1
42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: 19153570

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for 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	8/18/2023	23078	9/19/2023	23252	32	174

Usage History

Water

Irrigation

September 2023	174
August 2023	160
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

Transactions

Previous Bill	1,107.48
Payment 09/22/23	-1,107.48 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Charges 50.0 Thousand Gals X \$3.24	162.00
Water Charges 25.0 Thousand Gals X \$6.49	162.25
Water Charges 99.0 Thousand Gals X \$8.76	867.24
Total Current Transactions	1,230.12
TOTAL BALANCE DUE	\$1,230.12

RECEIVED OCT 05 2023



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0928090
Customer #	01307800
Balance Forward	0.00
Current Transactions	1,230.12

Total Balance Due	\$1,230.12
Due Date	10/20/2023

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

The Total Due will be electronically transferred on 10/20/2023.

LONG LAKE RANCH CDD
C/O DPF
250 INTERNATIONAL 208 PARKWAY APT SUITE
LAKE MARY FL 32746

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

013078005092809061915357070001230129



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



36 0 1
42-52316

LONG LAKE RANCH CDD

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

Bill Number: 19153575

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for 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	8/18/2023	344	9/19/2023	346	32	2

Usage History

Water

September 2023	2
August 2023	7
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

Transactions

Previous Bill	191.35
Payment 09/22/23	-191.35 CR
Balance Forward	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
Total Current Transactions	148.75
TOTAL BALANCE DUE	\$148.75

RECEIVED OCT 05 2023



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Total Balance Due \$148.75
Due Date 10/20/2023

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

The Total Due will be electronically transferred on 10/20/2023.

LONG LAKE RANCH CDD
C/O DPF
250 INTERNATIONAL 208 PARKWAY APT SUITE
LAKE MARY FL 32746

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

013078005092872571915357520000148751



State of Florida Department of Revenue

[DOR Home](#)
[Sales Tax - Click for Help](#)
[e-Services Home](#)

NODE: 4

[Print Page](#)
[Contacts](#)
[Logout](#)

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

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

Access Source: 61-8017823328-7
Confirmation Number: 231019556804
[Click Here for Survey](#)

DR15-EZ

Certificate Number

Collection Period

Confirm Date and Time

61-8017823328-7

07/2023 - 09/2023

10/19/2023 2:19:45 PM ET

Surtax Rate: 0.0100

Location Address

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

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

Contact Information

Name

Stacy Kapnic

Phone

(321) 263 - 0132

Email

districtap@vestapropertyservices.com

Debit Date:	10/20/2023
Amount for Check:	\$156.75
Bank Routing Number:	267090594
Bank Account Number:	9855243309
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	LONG LAKE RANCH COMMUNITY DEVELOPMENT DI

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

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

Signature:	Stacy Kapnic
Phone Number:	321-263-
Email Address:	districtap@vestapropertyservices.com

Discretionary Sales Surtax Information

A.	Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax	\$	0.00
B.	Total Discretionary Sales Surtax Due	\$	22.97

1.	Gross Sales <small>(Do not include tax)</small>	\$ 2296.75
2.	Exempt Sales <small>(Include these in Gross Sales, Line 1)</small>	\$ 0.00
3.	Taxable Sales/Purchases <small>(Include Internet/Out-of-State Purchases)</small>	\$ 2296.75

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

4.	Total Tax Due <small>(Include Discretionary Sales Surtax from Line B)</small>	\$	160.77
5.	Less Lawful Deductions	\$	0.00
6.	Less DOR Credit Memo	\$	0.00
7.	Net Tax Due	\$	160.77
8. a.	Less (-) Collection Allowance; or if Late,	\$	4.02
8. b.	Plus (+) Penalty and Interest	\$	0.00
9.	Amount Due With Return	\$	156.75

Payment you have authorized

156.75

Back to Menu

Print Confirmation

Save as PDF

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[[Privacy](#)]

[[Disclaimer](#)]



Johnson Engineering, Inc.

Remit To:

2122 Johnson Street

Fort Myers, FL 33901

Ph: 239.334.0046

Project Manager Philip Chang

Tish Dobson

Long Lake Ranch CDD

c/o DPFG

250 International Pkwy, Suite 208

Lake Mary, FL 32746

Invoice

October 13, 2023

Project No: 20192175-000

Invoice No: 43

FEID #59-1173834

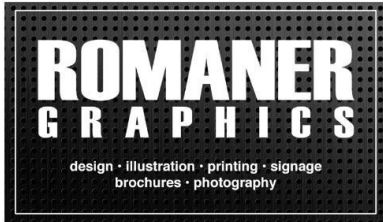
Project 20192175-000 Long Lake Ranch Community Development District Professional Engineering Services

Professional Services through October 8, 2023

Phase 01 General Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Professional 6						
Chang, Philip	10/5/2023		2.25	170.00	382.50	
	Research/pull as-builts in preparation for SWFWMD pond inspections (multiple permit numbers);					
Chang, Philip	10/6/2023		2.25	170.00	382.50	
	Site visit to assess storm system in Villages 1, 3 & 8;					
	Totals		4.50		765.00	
	Total Labor					765.00
				Total this Phase		\$765.00
				Total this Invoice		\$765.00



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

INVOICE # 21916

TO: Long Lake Ranch
COMPANY NAME: _____
DATE: 10/12/23

Foxwood - Cornuta St. and Lake Waters Pl:	
Remove the broken lap splice kit and replace it.	
Secure bolts on street name sign blades.	
Add concrete to the footer.	

Total: \$195.00

ROMANER
GRAPHICS
Thank You,



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

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

Date 09/30/2023
Invoice # 414275

In Reference To:

Sep 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			
DPFG TO Fencing Life , LLC			17.73
Total Billable Expenses			17.73
Total			17.73



duke-energy.com
877.372.8477

Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Oct 10, 2023
For service Sep 2 - Oct 2
31 days

Billing summary

Previous Amount Due	\$12,278.30
Payment Received	0.00
Current Electric Charges	4,377.06
Current Lighting Charges	7,952.65
Taxes	151.60
Total Amount Due Oct 31	\$24,759.61

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

Collective account number **9300 0001 2497**

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	61.58
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	115.79
910089634607	2091 SERENOA DR LUTZ FL 33558	61.58
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	61.58
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	61.58

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

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



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

Collective account number
9300 0001 2497

Amount due

\$24,759.61
by Oct 31

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

000087 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

88930000012497000660001227830000124813100024759619

fb.def.duke.bills.20231009211338.94.a.f-p-173-000000002



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
31298	10/16/2023	\$125.00	10/31/2023	Net 15	

P.O. NUMBER
10687

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/02/2023	Camera/DVR Service Reason for call: Reinstall pool IP camera back from service. Tech notes: 1. Reinstalled camera, networked, and tested. 2. Adjusted views on (2) other pool camera.	1	125.00	125.00
10/02/2023	Camera/DVR Parts IP5TRVA 5MP turret camera - no charge under warranty	1	0.00	0.00

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

Himes Electrical Service, Inc.

P. O. Box 516
Lutz, Florida 33548

Invoice

Date	Invoice
10/17/2023	23716

Bill To
Vesta Property Services 250 International Pkwy Ste 208 Lake Mary, FL 32746

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

Work Order	Purchase Order	Terms	Due Date	Rep
12397		Net 30	11/16/2023	JKH

Quantity	Description	Rate	Amount
1	Per Proposal 10/2, 10/6, 10/9 1) Install circuits for the bench receptacle, lighting, and window A/C unit for the maintenance shed. 2) Make all connections and test for correct operation. Not included in proposal: 1 Electrician 2 Materials - 4' LED light 1 Materials - motion light 1 Materials - 6x6x4 metal junction box Added 2 LED lights and a motion light to the maintenance shed. All work is complete.	3,262.00	3,262.00
		95.00	95.00
		15.61	31.22
		112.94	112.94
		29.96	29.96
		Total	\$3,531.12
		Payments/Credits	\$0.00
		Balance Due	\$3,531.12

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

EXHIBIT 11

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 and Bridgett Alexander are added as Assistant Treasurers 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 12

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 13

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 14

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 15



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>			