



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

Advanced Meeting Package

Regular Meeting

***Thursday
January 4, 2024
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, January 4, 2024 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

Long Lake Ranch Community Development District

Meeting Date: Thursday, January 4, 2024 Call-in Number: +1 (929) 205-6099
Time: 6:00 PM Meeting ID: 913 989 9080#
Location: Long Lake Ranch Passcode: 842235
Amenity Center, 19037 Zoom Link: [Link for Zoom](#)
Long Lake Ranch Blvd.,
Lutz, FL 33558

Agenda

I. Call to Order/ Roll Call

II. Pledge of Allegiance

III. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

IV. Supervisors' Comments

V. Presentation of Proof of Publication(s)

[Exhibit 1](#)

VI. Staff Reports

A. Landscaping & Irrigation

1. RedTree – Verbal
2. RedTree Proposals (if any)

B. Aquatic Services

1. Presentation of Aquatics Treatment Report

[Exhibit 2](#)

C. District Engineer

D. District Counsel

E. Clubhouse Manager

1. Presentation of Clubhouse Manager Report – *To Be Distributed*

F. District Manager

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

VII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on December 7, 2023 – *To Be Distributed*

B. Consideration for Acceptance – The November 2023 Unaudited Financial Statements – *To Be Distributed*

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

[Exhibit 3](#)

VIII. Business Items

- A. Consideration of Lopez & Perez Professional Painting Mailbox Painting Proposal
- B. Discussion of Signage Revenue

[Exhibit 4](#)

IX. Supervisors' Requests

X. Audience Comments – New Business

XI. Next Meeting Quorum Check: February 1, 6:00 PM

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

XII. Adjournment

EXHIBIT 1

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the “**District**”) will be held on Thursday, January 4, 2024, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

Long Lake Ranch Community Development District


Tish Dobson, District Manager

(321) 263-0132, Ext. 285

December 22, 2023

23-02079P

EXHIBIT 2



GHS Environmental

PO Box 55802

St. Petersburg, FL 33732-5802

727-432-2820

Project: Long Lake Ranch

No. of Ponds: 26 (See Map On File)

Actions Required At Time of Inspection

G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)

A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)

F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)

S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)

L = Treated Lilies (ie fragrant waterlily, spatterdock)

T = Trash/debris removed

S = Structure Maintenance

M = Mowing/Brushcutting

* = See Note

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
1/5/2023	T	T	T			T	T	T		T	T	T		T		T				T	T	T	T		T		
1/10/2023								T	T	T	T		T		T									T			
1/17/2023				T	T												T	T					T			Check in with D. Ruhlig.	
1/26/2023												T													T		
2/3/2023		T	T								T	T		T		T											
2/15/2023	T			T	T			T	T				T		T		T	T		T	T		T	T		Check in with D. Ruhlig.	
2/17/2023						T	T	T		T										T		T			T	Check in with T. Dobson.	
2/20/2023																						T				Field review of ponds. Check in with T. Dobson.	
3/2/2023		T	T							G, T	T	T		T		T				A, T		T				Check in with D. Ruhlig.	
3/8/2023			G							G	G																
3/16/2023	T			T	T			T	T				G, T	G	T		T	T		T	T	T	T	T	T		
3/24/2023																				G							
3/29/2023																										Prepared and submitted GHS Proposal No. 23-207 to stock grass carp into Big Lake.	
4/3/2023	G						T	T	T	T			T											T			
4/6/2023																				G							
4/11/2023	T, *	T	T	T	T	T					T	T	T		T	T	T	T	T	T	T	T	T	T	T	* 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	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	Above average trash collection from ponds. Recent heavy rain storms flushed out trash sitting in the stormdrains and underground pipes during the dry season.	
7/12/2023																											
7/21/2023	T	T	T	T	T	T	T	T			T	T	T	T	T		T	T	T	T	T	T	T		T		
7/25/2023												G														Treated backside of FPM 12 with boat along adjacent wetland.	
7/26/2023	G	G								G	G	G				G							G			Check in with D. Ruhlig.	
7/27/2023	G																G						G				
8/2/2023	S							T	T						T									T			
8/9/2023	G			G				A, L								G	G						A				
8/11/2023	T, G	T	T	T	T	T	T	T, G	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T, 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		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)	

[illegible]

EXHIBIT 3

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01749P

Date 10/20/2023

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

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

Description

Amount

Serial # 23-01749P

\$76.56

Notice of Board of Supervisors Regular Meeting

RE: Long Lake Ranch Community Development District regular meeting on
November 2, 2023 at 6:00 p.m.

Published: 10/20/2023

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$76.56

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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

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Long Lake Ranch Community Development District

Tish Dobson, District Manager
(321) 263-0132, Ext. 285

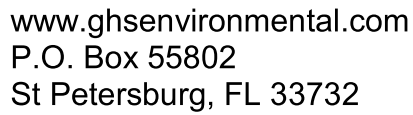
October 20, 2023

23-01749P

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

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Date: 10/30/2023
Invoice #: 2023-525

Preserve at South Branch Community
Development District
250 International Parkway
Suite 208
Lake Marv. Florida 32746

Due Date	Service Date:
10/30/2023	October 2023

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	25.00%	1,875.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$1,875.00
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	\$1,875.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 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. 3297673

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. 3297673
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

09/07/23	J. Brown	Conduct research regarding public records law enforcement investigative records question
09/07/23	R. Dugan	Research regarding in anticipation of board meeting; confer with Sandy regarding same
09/07/23	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same
09/08/23	S. Sandy	Conduct meeting follow-up
09/11/23	D. Wilbourn	Board meeting follow-up
09/18/23	S. Sandy	Prepare holiday lighting agreement
09/18/23	D. Wilbourn	Prepare agreement for holiday lighting services
09/20/23	S. Sandy	Confer with Dobson regarding October agenda
09/26/23	D. Wilbourn	Prepare pool surface repair and installation services agreement

TOTAL FOR SERVICES RENDERED \$2,060.00

TOTAL CURRENT AMOUNT DUE \$2,060.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 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. 3297672

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. 3297672
12123-1

Re: General Counsel

For Professional Legal Services Rendered

09/06/23	S. Sandy	0.60	165.00	Conduct research regarding public records request for video surveillance footage; confer regarding same; prepare response to same
09/06/23	D. Wilbourn	0.70	108.50	Prepare response to public records request
09/07/23	S. Sandy	0.60	165.00	Conduct research regarding public records related to criminal investigations; confer with Pellan and Dobson regarding same
09/16/23	S. Sandy	0.10	27.50	Confer regarding amenity suspension
09/19/23	S. Sandy	0.80	220.00	Conduct research regarding community events; confer with Dobson regarding same; confer with Pellan regarding disclosure of security plan information
TOTAL HOURS		2.80		

KUTAK ROCK LLP

Long Lake Ranch CDD

October 30, 2023

Client Matter No. 12123-1

Invoice No. 3297672

Page 2

TOTAL FOR SERVICES RENDERED	\$686.00
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TOTAL CURRENT AMOUNT DUE	<u>\$686.00</u>
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Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Bill To

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

Invoice

Invoice # 414444
Date 11/01/2023
Terms
Due Date 11/01/2023
Memo Nov'23 Fees

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



Resident Services Invoice

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

Date 10/29/2023
Invoice # WC0507
Terms Due on receipt

Bill To

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

Description	Quantity	Rate	Serial/Lot Numbers	Amount	Tax Code
Black mold treatment on Foxtail pool approved by Doug	1	256.50		256.50	-Not Taxable-

Total 256.50
Amount Due 256.50

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



WC0507



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 7143
DATE 07/07/2023
TERMS Net 30
DUE DATE 08/06/2023

P.O. NUMBER
Doug

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	HSQ165 1.65THP 115/230V 18.8/9.4A 48Y SQFL MOTOR	1	850.00	850.00

Contact Cooper Pools Inc CPC1459240 to pay.				
SUBTOTAL				850.00
TAX				0.00
TOTAL				850.00

BALANCE DUE				\$850.00



LONG LAKE RANCH

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	11/08/23
Billing Date	10/15/23
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	209.03
Payments Received Thru 10/10/23	-209.03
Thank you for your payment!	
Balance Forward	.00
New Charges	210.94
Total Amount Due	\$210.94



RECEIVED OCT 28 2023

ANYTIME, ANYWHERE SUPPORT

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

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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Google Play



Download on the
App Store

MyFrontier app



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

0790 0007 NO RP 15 10162023 NNNNNNNN 01 000343 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.

Date of Bill
Account Number10/15/23
813-406-4423-061521-5

CURRENT BILLING SUMMARY

Local Service from 10/15/23 to 11/14/23

Qty Description	813/406-4423.0	Charge
Basic Charges		
OneVoice Nationwide		29.99
\$10 Voice Discount per Line When Bundled with Internet		
OneVoice Access Line		
Carrier Cost Recovery Surcharge		13.99
Federal Subscriber Line Charge - Bus		6.50
Frontier Roadwork Recovery Surcharge		2.75
Access Recovery Charge-Business		2.50
FCA Long Distance - Federal USF Surcharge		4.83
FL State Communications Services Tax		3.15
Federal USF Recovery Charge		3.10
County Communications Services Tax		1.55
FL State Gross Receipts Tax		1.23
Pasco County 911 Surcharge		.40
Federal Excise Tax		.36
FL State Gross Receipts Tax		.09
FL Telecommunications Relay Service		.09
Total Basic Charges		70.53
Non Basic Charges		
Business Fiber Internet 500		105.99
1 Usable Static IP Address		19.99
Total Non Basic Charges		125.98
Toll/Other		
Federal Primary Carrier Single Line Charge		9.99
FCA Long Distance - Federal USF Surcharge		3.45
FL State Communications Services Tax		.66
County Communications Services Tax		.33
Total Toll/Other		14.43
TOTAL	210.94	

Detail of Frontier Com of America Charges

Toll charged to 813/406-4423

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	4	27	.00
***Customer Summary	4	27	.00

Caller Summary Report

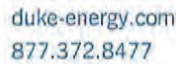
	Calls	Minutes	Amount
Interstate	2	17	.00
Intrastate	2	10	.00
***Customer Summary	4	27	.00

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$84.96 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

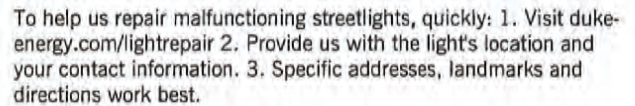
Beginning October 1, 2023, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 29.2% to 34.5% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes





Account number 9100 8435 5645

Previous Amount Due	\$347.78
<i>Payment Received Oct 10</i>	-347.78
Current Lighting Charges	346.21
Taxes	1.57
Total Amount Due Nov 08	\$347.78



The chart displays electricity consumption over time. The y-axis represents energy in kWh, ranging from 0 to 551. The x-axis shows months from Oct 2022 to Oct 2023. A blue line indicates consumption in 2022, which remained constant at approximately 500 kWh. A green line indicates consumption in 2023, starting at approximately 500 kWh in Jan 2023 and dropping to approximately 490 kWh for the remainder of the year.

Month	Consumption (kWh)
Oct 2022	~500
Nov 2022	~500
Dec 2022	~500
Jan 2023	~500
Feb 2023	~490
Mar 2023	~490
Apr 2023	~490
May 2023	~490
Jun 2023	~490
Jul 2023	~490
Aug 2023	~490
Sep 2023	~490
Oct 2023	~490

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

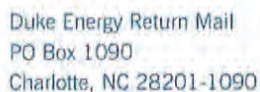
	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	490	490	5,880	490
Avg. Daily (kWh)	15	16	16	
12-month usage based on most recent history				

RECEIVED NOV 06 2023

fb.def.duke.bills.20231017183943.81.afp-2553-0000001058

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.



Account number
9100 8435 5645

\$347.78
by Nov 8

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**

001277 000001058



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



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

88910084355645000660000000000000000034778000000347783

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Your next meter reading on or after: Nov 15

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Sep 16 - Oct 17		
Description	Quantity	Usage
SV FLAGLER ACR 9500L	10	490 kWh
Total	10	490 kWh

Billing details - Lighting

Billing Period - Sep 16 23 to Oct 17 23	
Customer Charge	\$1.65
Energy Charge	
490.000 kWh @ 4.784c	23.44
Fuel Charge	
490.000 kWh @ 5.270c	25.82
Asset Securitization Charge	
490.000 kWh @ 0.061c	0.30
Fixture Charge	
SV FLAGLER ACR 9500L	155.30
Maintenance Charge	
SV FLAGLER ACR 9500L	18.40
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
10 Pole(s) @ \$12.130	121.30
Total Current Charges	\$346.21

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

Billing details - Taxes

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



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

New Charges Due Date	11/08/23
Billing Date	10/15/23
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	110.99
Payments Received Thru 10/10/23	-110.99
Thank you for your payment!	
Balance Forward	.00
New Charges	110.99
Total Amount Due	\$110.99



ANYTIME, ANYWHERE SUPPORT

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL



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



800-801-6652



MyFrontier app



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

6790 0007 NO RP 15 10162023 NNNNNNNN 01 000043 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.



Date of Bill
Account Number

10/15/23
813-949-6028-061521-5

NEXT-GENERATION BUSINESS COMMUNICATIONS

Easy-to-manage HD phone system
One simple app for phone, video,
messaging, SMS and fax
Includes video meetings at no
added cost*

Frontier® + RingCentral starting at

\$24.99

/mo. when bundled with Frontier Fiber

business.frontier.com/unified-communications

*Standard package



For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711.

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.



Date of Bill
Account Number

10/15/23
813-949-6028-061521-5

CURRENT BILLING SUMMARY

Local Service from 10/15/23 to 11/14/23

Qty Description 813/949-6028.0

Non Basic Charges

Business Fiber Internet 500

1 Usable Static IP Address

Total Non Basic Charges**Charge**

105.99

5.00

110.99**TOTAL 110.99**



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

Invoice 15121



BILL TO

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

DATE
10/23/2023

PLEASE PAY
\$343.00

DUE DATE
10/23/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 10/5/23:			
Clubhouse:			
Main line leak at clubhouse due to broken fitting			
Sales 2" tee	1	4.50	4.50
Sales 2" couplings	2	2.00	4.00
Sales SCH 40 PVC pipe, per foot	1	1.75	1.75
Sales 1 1/2" slip fix	1	22.50	22.50
Sales 1 1/2" coupling	2	2.00	4.00
Sales 1 1/2" 90%	1	2.50	2.50
Sales 1 1/2" PVC pipe, per foot	1	1.25	1.25
Sales Labor - technician	5.50	55.00	302.50

TOTAL DUE \$343.00

THANK YOU.

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

Invoice 15283



BILL TO

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

DATE
11/01/2023

PLEASE PAY
\$13,675.00

DUE DATE
11/01/2023

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

TOTAL DUE \$13,675.00

THANK YOU.

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

Invoice 15380



BILL TO Long Lake Ranch Community Development District 250 International Parkway, Suite 208 Lake Mary, FL 32746 USA	DATE 10/31/2023	PLEASE PAY \$3,875.00	DUE DATE 10/31/2023
--	---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 10/30/23: Across from basketball court: Replaced burned Mag starter, replaced bad pressure tank and replaced pressure switch			
Sales PC144 tank ESP 100 Mag Starter FSG2 pressure switch Labor - technician 1 year warranty	1	3,875.00	3,875.00

TOTAL DUE	\$3,875.00
------------------	-------------------

THANK YOU.

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

Invoice 15398



BILL TO

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

DATE
10/31/2023

PLEASE PAY
\$16,362.00

DUE DATE
10/31/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per approved proposal dated 2/23/23:			
Landscape Construction	3,636	2.25	8,181.00
Installation of (3,636) 4" annuals in all seasonal color beds.			
Supplemental installation of organic potting media.			
Summer rotation performed 6/24			
Landscape Construction	3,636	2.25	8,181.00
Installation of (3,636) 4" annuals in all seasonal color beds.			
Supplemental installation of organic potting media.			
Fall rotation performed 9/11			

TOTAL DUE \$16,362.00

THANK YOU.

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 SW0000434938
Page Page 1 of 1
Date 11/01/2023
Customer 16948
Site 0
PO Number
Due Date 11/26/2023

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 - Nov	MONTHLY - WASTE COLLECTION (Nov 01/23 - Nov 30/23)		\$94.40	1.00	\$94.40
01 - Nov	ADMIN FEE - MONTHLY (Nov 01/23 - Nov 30/23)		\$3.95	1.00	\$3.95
01 - Nov	FUEL SURCHARGE				\$4.28
	SITE TOTAL				\$102.63

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

INVOICE TOTAL	\$102.63
----------------------	----------

Invoice SW0000434938
Page Page 1 of 1
Date 11/01/2023
Customer 16948
Site 0
PO Number
Due Date 11/26/2023

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

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

0025756SW0169480000SW000043493800000102635



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: 19274151

Billing Date: 10/25/2023

Billing Period: 9/6/2023 to 10/5/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
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		
				10/5/2023			

Transactions

Previous Bill	71.80
Payment 10/12/23	-71.80 CR
Balance Forward	0.00
Current Transactions	
Adjustments	
Fire Line/Hydrant Base Charge	72.88
Total Current Transactions	72.88
TOTAL BALANCE DUE	\$72.88

RECEIVED OCT 27 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 72.88

Total Balance Due \$72.88
Due Date 11/13/2023

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

The Total Due will be electronically transferred on 11/13/2023.

LONG LAKE RANCH CDD
C/O DPGF
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

013078005092928041927415140000072887

**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 11/01/2023

Invoice # 414390

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

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89125
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001009

Long Lake Ranch Community Development District

Ms. Sarah R. Sandy

Kutak Rock LLP

107 West College Avenue

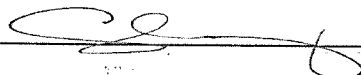
Tallahassee, Florida 32301



2. Telephone: 850-692-7300 Ext:
 3. Fax: 850-692-7319
 4. Email: Sarah.Sandy@KutakRock.com
 5. Status: Independent
 6. Governing Body: Elected
 7. Website Address: longlakeranchcdd.org
 8. County(ies): Pasco
 9. Special Purpose(s): Community Development
 10. Boundary Map on File: 05/24/2013
 11. Creation Document on File: 05/24/2013
 12. Date Established: 01/08/2013
 13. Creation Method: Local Ordinance
 14. Local Governing Authority: Pasco County
 15. Creation Document(s): County Ordinance 13-01
 16. Statutory Authority: Chapter 190, Florida Statutes
 17. Authority to Issue Bonds: Yes
 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 11.08.23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason:

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.



INVOICE

Customer	Long Lake Ranch Community Development
Acct #	673
Date	09/22/2023
Customer Service	Charisse Bitner
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 850.00
Payment Amount	
Payment for:	Invoice#20059
WC100123769	

Thank You

Please detach and return with payment



Customer: Long Lake Ranch Community Development

Invoice	Effective	Transaction	Description	Amount
20059	10/01/2023	Renew policy	Policy #WC100123769 10/01/2023-10/01/2024 FIA WC WC - Volunteers & Board Member - Renew policy Expense Constant & Terroism - Renew policy Due Date: 9/22/2023	690.00 160.00
				Total
				\$ 850.00

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
Atlanta, GA 30374-8555

scclimer@egisadvisors.com

09/22/2023

Pasco County, Florida

Solid Waste & Resource Recovery Department
P.O. Box 210
New Port Richey FL 34656-0210
Ph: 727-847-8123

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

PARCEL ADDRESS:
2042 LAKE WATERS PLACE
LUTZ, FL 33558

Use code: 77
Description: CLUBS, LODGES, HALLS

Date : 11/3/2023

Parcel ID : 33-26-18-0030-0P200-0000

"H" Indicates Hauler Record.

Card	Use Code	Assessment
01	77	\$100.00

Total Assessment Levied all Cards: \$100.00

**** IMPORTANT - PLEASE READ : The final date for filing the 2023 appeal is January 31, 2024 ****

To complete an appeal form please go to the website address below:

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

<https://secure.pascocountyfl.net/solidwastecustomerportal/#/>

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment

RECEIVED NOV 13 2023

2023 Solid Waste Disposal Assessment.

Total Fee Due If Paid By:

217.55

NOV 30
\$96.00

DEC 31
\$97.00

JAN 31
\$98.00

FEB 29
\$99.00

MAR 31
\$100.00

APR 30 *
\$101.50

MAY 31 *
\$103.00

Assessment Levied
\$100.00

Parcel Number
33-26-18-0030-0P200-0000
Invoice# 23137288

* Delinquent April 1

SW SW /0 1-4 1-4

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

Payable To:

Mike Fasano, Pasco County Tax Collector

Mail To:

Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

23137288 33261800300P2000000 0009600



MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA
POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

November 1, 2023

Dear Solid Waste Commercial Customer

Beginning November 1, 2023, all payments for your Pasco County Commercial Solid Waste assessment will be made to the Pasco County Tax Collector. Pasco County Utilities will no longer be accepting payments.

All checks should be made payable to: **Mike Fasano, Pasco County Tax Collector**

Mailed to:

Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

As always, a return (addressed) envelope will be included with your notice.

Payments will be accepted in person, at any of the five conveniently located Pasco County Tax Collector offices throughout Pasco County, Florida (see locations and hours) or online through our portal at Pascotaxes.com. Payments can be made in person by cash, check, credit card, or debit card. Please note that credit card or debit card payments will carry a third-party convenience fee. Additionally, the Tax Collector accepts all online bill payments initiated by your bank.

As always, we look forward to your ongoing business. If you have any questions relating to this change or any other account inquiries, please contact Pasco County Solid Waste office at 727-847-8123.

Respectfully yours,

Mike Fasano
Pasco County Tax Collector

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O' LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165

Stacy E. Kapnic

From: Tish L. Dobson
Sent: Monday, November 13, 2023 4:34 PM
To: Stacy E. Kapnic
Cc: Marcelle R. Scott
Subject: RE: Pasco County Tax Collector Invoices

Hi,
These are cleared for payment.

Thank you!

Tish Dobson
District Manager



250 International Pkwy., Ste. 208
Lake Mary, Florida 32746
C: 813-758-4841
www.VestaPropertyServices.com

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system. For District Management Services: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.

From: Stacy E. Kapnic <skapnic@vestapropertyservices.com>
Sent: Monday, November 13, 2023 4:23 PM
To: Tish L. Dobson <tdobson@vestapropertyservices.com>
Cc: Marcelle R. Scott <msscott@vestapropertyservices.com>; Stacy E. Kapnic <skapnic@vestapropertyservices.com>
Subject: Pasco County Tax Collector Invoices

Hi Tish!! 😊

Please let us know if the attached invoices (listed below) are approved for payment.

Asturia \$1,249.67
LLR \$96.00
LLR \$718.81
PWL \$96.00

Also attached is a letter from the Tax Collector stating that payments are to be sent to the Tax Collector's office going forward.

Sincerely,

Stacy Kapnic
Accounts Payable, District Services



250 International Pkwy., Ste. 208
Lake Mary, Florida 32746
P: 321.263.0132 ext.739
C: 561.248.6938

www.VestaPropertyServices.com

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Pasco County, Florida

Solid Waste & Resource Recovery Department
P.O. Box 210
New Port Richey FL 34656-0210
Ph: 727-847-8123

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

PARCEL ADDRESS:
19037 LONG LAKE RANCH BOULEVARD
LUTZ, FL 33558

Use code: 77
Description: CLUBS, LODGES, HALLS

Date : 11/3/2023

Parcel ID : 34-26-18-0020-00000-0P10

"H" Indicates Hauler Record.

Card	Use Code	Assessment
01 H	77	\$748.76

Total Assessment Levied all Cards: \$748.76

**** IMPORTANT - PLEASE READ : The final date for filing the 2023 appeal is January 31, 2024 ****

To complete an appeal form please go to the website address below:

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

<https://secure.pascocountyfl.net/solidwastecustomerportal/#/>

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment



2023 Solid Waste Disposal Assessment.

Total Fee Due If Paid By:

219 / 55

NOV 30
\$718.81

DEC 31
\$726.30

JAN 31
\$733.78

FEB 29
\$741.27

MAR 31
\$748.76

APR 30 *
\$759.99

MAY 31 *
\$771.22

Assessment Levied
\$748.76

Parcel Number
34-26-18-0020-00000-0P10
Invoice# 23227623

* Delinquent April 1

SW SW /0 3-4 3-4

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

Payable To:

Mike Fasano, Pasco County Tax Collector

Mail To:

Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

23227623 3426180020000000P10 0071881



MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA
POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

November 1, 2023

Dear Solid Waste Commercial Customer

Beginning November 1, 2023, all payments for your Pasco County Commercial Solid Waste assessment will be made to the Pasco County Tax Collector. Pasco County Utilities will no longer be accepting payments.

All checks should be made payable to: **Mike Fasano, Pasco County Tax Collector**

Mailed to:

Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

As always, a return (addressed) envelope will be included with your notice.

Payments will be accepted in person, at any of the five conveniently located Pasco County Tax Collector offices throughout Pasco County, Florida (see locations and hours) or online through our portal at Pascotaxes.com. Payments can be made in person by cash, check, credit card, or debit card. Please note that credit card or debit card payments will carry a third-party convenience fee. Additionally, the Tax Collector accepts all online bill payments initiated by your bank.

As always, we look forward to your ongoing business. If you have any questions relating to this change or any other account inquiries, please contact Pasco County Solid Waste office at 727-847-8123.

Respectfully yours,

A handwritten signature in dark ink, appearing to read "Mike Fasano".

Mike Fasano
Pasco County Tax Collector

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O'LAKE'S
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165

Stacy E. Kapnic

From: Tish L. Dobson
Sent: Monday, November 13, 2023 4:34 PM
To: Stacy E. Kapnic
Cc: Marcelle R. Scott
Subject: RE: Pasco County Tax Collector Invoices

Hi,
These are cleared for payment.

Thank you!

Tish Dobson
District Manager



250 International Pkwy., Ste. 208
Lake Mary, Florida 32746
C: 813-758-4841
www.VestaPropertyServices.com

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From: Stacy E. Kapnic <skapnic@vestapropertyservices.com>
Sent: Monday, November 13, 2023 4:23 PM
To: Tish L. Dobson <tdobson@vestapropertyservices.com>
Cc: Marcelle R. Scott <msscott@vestapropertyservices.com>; Stacy E. Kapnic <skapnic@vestapropertyservices.com>
Subject: Pasco County Tax Collector Invoices

Hi Tish!! 😊

Please let us know if the attached invoices (listed below) are approved for payment.

Asturia \$1,249.67
LLR \$96.00
LLR \$718.81
PWL \$96.00

Also attached is a letter from the Tax Collector stating that payments are to be sent to the Tax Collector's office going forward.

Sincerely,

Stacy Kapnic
Accounts Payable, District Services



250 International Pkwy., Ste. 208
Lake Mary, Florida 32746
P: 321.263.0132 ext.739
C: 561.248.6938

www.VestaPropertyServices.com

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www.ghsenvironmental.com
P.O. Box 55802
St Petersburg, FL 33732

Invoice

Date: 10/30/2023
Invoice #: 2023-526

To:

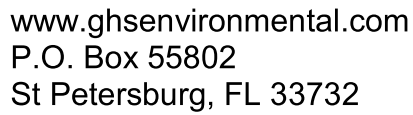
Long Lake Ranch CDD
DPFG Management & Consulting LLC
250 International Parkway, Suite 208
Lake Mary, FL 32773

Project: Wetland F6 StructureClear
Proposal #: 23-222
P.O. #:

Due Date	Service Date:
11/29/2023	October 2023

Task #	Description	Project Compl...	Amount
Task 1	Remove vegetation adjacent to Wetland F6 (Roundabout) Control Structure	100.00%	150.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$150.00
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	\$150.00



Date: 10/30/2023
Invoice #: 2023-513

Due Date	Service Date:
11/29/2023	October 2023

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	80.00%	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

Blue Water Aquatics, Inc.

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



INVOICE

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

INVOICE 30837
DATE 10/31/2023
TERMS Net 45
DUE DATE 12/15/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
10/12/2023	500W PAR56 light bulb	GE or similar namebrand	6	36.71	220.26
10/12/2023	Capacitor	45mF 440/370 VAC Run capacitor	1	16.00	16.00
10/12/2023	Capacitor	208-250mF 370 VAC Start capacitor	1	27.82	27.82
10/12/2023	Labor	Installation, dielectric grease, cleaning inside of light housing	0.50	113.00	56.50
SUBTOTAL					320.58
TAX					0.00
TOTAL					320.58
BALANCE DUE					\$320.58



Blue Water Aquatics, Inc.

Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 1
Sunday, October 29, 2023
8:58:31 PM

Aquatic Services Report

Technician

Chris Thompson

Job Details

Service Date	10/12/2023
Customer	Long Lake Ranch CDD
Weather Conditions	Cloudy
Wind	W @ 10 mph
Temperature	78
Multiple Sites Treated	No
Pond Number	Fountains 2,4,5
Service Performed	Inspection
Work Performed	<input checked="" type="checkbox"/> Fountain / Aeration <input checked="" type="checkbox"/> Special Service Agreement <input checked="" type="checkbox"/> Follow-Up
Equipment Used	<input checked="" type="checkbox"/> Bass Boat
D/Oxygen	N/A
Water Level	Normal
Restrictions	None
Observations/Recommendations	ESTIMATE # 2023-1013 We replaced 6 PAR 56 500W halogen bulbs. The housings were reinstalled and the light timers were set for 7pm to 10pm. We installed new capacitors on F4 and F6.

Blue Water Aquatics, Inc.

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



INVOICE

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

INVOICE 30835
DATE 10/31/2023
TERMS Net 45
DUE DATE 12/15/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair	PER ESTIMATE #2023-016 Replace Grundfos motor 4", 230V, 1 phase Replace Grundfos pump 4", 230 GPM Replace Grundfos control box	1	2,599.09	2,599.09
	Fountain Repair	Replace 3 500Q Par 56 MFL bulbs	3	52.78	158.34
	Labor	Total labor charge	1	681.00	681.00

SUBTOTAL	3,438.43
TAX	0.00
TOTAL	3,438.43

BALANCE DUE **\$3,438.43**



Blue Water Aquatics, Inc.

Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 2
Sunday, October 29, 2023
9:00:07 PM

Aquatic Services Report

Technician

Chris Thompson

Job Details

Service Date	10/25/2023
Customer	Long Lake Ranch CDD
Weather Conditions	Sunny
Wind	E @ 10 mph
Temperature	85
Multiple Sites Treated	No
Pond Number	Fountain 1
Service Performed	Inspection
Work Performed	<input checked="" type="checkbox"/> Fountain / Aeration <input checked="" type="checkbox"/> Special Service Agreement
Equipment Used	<input checked="" type="checkbox"/> Bass Boat
D/Oxygen	N/A
Water Level	Normal
Restrictions	None
Observations/Recommendations	ESTIMATE # 2023-1016 We replaced the motor, pump, and control unit with a new Grundfos 3hp system. We cleaned the fountain float and light lenses. We then ran voltage and amperage checks and returned the fountain to service.

Pictures of Work Completed

Aquatic Services Report



North fountain



We will add a new start/stop device to this timer.

Blue Water Aquatics, Inc.

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



INVOICE

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

INVOICE 30836
DATE 10/31/2023
TERMS Net 45
DUE DATE 12/15/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
10/02/2023	Fountain Cleaning	QUARTERLY Fountain Inspection & Cleaning Services Service Report Attached	1	750.00	750.00
SUBTOTAL					750.00
TAX					0.00
TOTAL					750.00
BALANCE DUE					\$750.00



Aquatic Services Report

Technician

Chris Thompson

Job Details

Service Date	10/2/2023
Customer	Long Lake Ranch CDD
Weather Conditions	Partly Cloudy
Wind	W @ 3 mph
Temperature	87
Multiple Sites Treated	No
Pond Number	Fountains 1,2,3,4,5,6
Service Performed	Inspection
Work Performed	<input checked="" type="checkbox"/> Fountain / Aeration
Equipment Used	<input checked="" type="checkbox"/> Bass Boat
D/Oxygen	N/A
Water Level	Normal
Restrictions	None
Observations/Recommendations	We cleaned the floats, intake screen, and light housings/lenses on all fountains. We inspected the lights and found that 6 bulbs needed to be replaced(F2,F4,F5). Each fountain has two halogen bulbs. We then inspected the cabinets and electrical systems. F6 could use a new run capacitor and F5 could use a new start capacitor. F5's breaker was nuisance tripping every 1-2hrs so we replaced it with a used one on hand (no charge).

Pictures of Work Completed

Aquatic Services Report



After cleaning



Each fountain has three brass housings with 8 bolts.



Some bulbs burn out while others have a broken filament or overly corroded socket prongs.



Run capacitor

Aquatic Services Report



Start capacitor





American Illuminations & Decor

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

(813) 758-4841
tdobson@dpfgmc.com

INVOICE	#332
DUE	Upon receipt
AMOUNT DUE	\$4,500.00

CONTACT US
4737 Mile Stretch Dr, Suite 4103
Holiday, FL 34690

(813) 716-5999
william@american-powerwashing.com

INVOICE

Services	qty	unit price	amount
Home For the Holidays	1.0	\$9,000.00	\$9,000.00
Scope of Work: Install all Cool White C9 Lights and Wreaths owned by Long Lake Ranch following the design as instructed. Install leased Cool White C9 lights on the pavilions at the Long Lake Ranch Amenity Center. Install leased Cool White Mini LED Lights and Red Bows on Wreaths owned by Long Lake Ranch. Includes maintenance of all installations. If there are issues needing to be addressed, please call 813-716-5999 or email william@american-powerwashing.com. Takedowns are guaranteed by Jan 21st, but most likely will be done by, or around, Jan 14th.			

Total **\$9,000.00**

Payment History			
Sep 29	Fri 2:59pm	Credit Card	\$4,500.00



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



34 0 1
42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: 19307343

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

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	9/19/2023	23252	10/19/2023	23412	30	160

Usage History

Water	Irrigation
October 2023	160
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

Transactions

Previous Bill	1,230.12
Payment 10/20/23	-1,230.12 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.21
Water Charges 50.0 Thousand Gals X \$3.29	164.50
Water Charges 25.0 Thousand Gals X \$6.59	164.75
Water Charges 85.0 Thousand Gals X \$8.89	755.65
Total Current Transactions	1,124.11
TOTAL BALANCE DUE	\$1,124.11

RECEIVED NOV 06 2023



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 0928090
Customer # 01307800
Balance Forward 0.00
Current Transactions 1,124.11

Total Balance Due \$1,124.11
Due Date 11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

LONG LAKE RANCH CDD
C/O DPGF
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

013078005092809061930734320001124116

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

November 14, 2023

Project No: 20192175-000

Invoice No: 44

FEID #59-1173834

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

Professional Services through November 5, 2023

Phase 01 General Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Professional 6						
Chang, Philip	10/12/2023	Prepare pond inspection report and provide to DM;	1.75	170.00	297.50	
Chang, Philip	10/30/2023	Prepare SWFWMD cert forms for Village 3, Community Center and Village 8 Townhomes and provide to DM;	1.00	170.00	170.00	
Chang, Philip	10/31/2023	Submit completed SWFWMD Cert forms;	1.00	170.00	170.00	
Totals			3.75		637.50	
Total Labor						637.50
				Total this Phase		\$637.50
				Total this Invoice		\$637.50



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

Bill To

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

Invoice

Invoice # 415095
Date 10/31/2023
Terms
Due Date 10/31/2023
Memo Clubhouse Attendant/...

Description	Quantity	Rate	Amount
July 2023 Amenity Maintenance Staffing	1	3,745.44	3,745.44
July 2023 Amenity Maintenance Staffing	1	758.40	758.40
July 2023 Amenity Maintenance Staffing	1	120.00	120.00

Thank you for your business.

Total 4,623.84



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

Bill To

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

Invoice

Invoice # 415094
Date 10/31/2023
Terms
Due Date 10/31/2023
Memo Clubhouse Attendant/...

Description	Quantity	Rate	Amount
June 2023 Amenity Maintenance Staffing	1	3,857.22	3,857.22

Thank you for your business.

Total 3,857.22



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

Bill To

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

Invoice

Invoice # 415074
Date 10/31/2023
Terms
Due Date 10/31/2023
Memo October'23 Fees

Description	Quantity	Rate	Amount
Clubhouse Attendant	1	916.20	916.20
Clubhouse Maintenance	1	2,352.24	2,352.24

Thank you for your business.

Total 3,268.44



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

Bill To

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

Invoice

Invoice # 415093
Date 10/31/2023
Terms
Due Date 10/31/2023
Memo Clubhouse Attendant/...

Description	Quantity	Rate	Amount
May 2023 Amenity Maintenance Staffing	1	3,997.35	3,997.35

Thank you for your business.

Total 3,997.35



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

Bill To

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

Invoice

Invoice # 414998
Date 10/31/2023
Terms
Due Date 10/31/2023
Memo Oct'23 Fees Contract I...

Description	Quantity	Rate	Amount
Amenity Management Services - Contract Increase as of 10/1/23	1	214.90	214.90
Total			214.90



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

Bill To

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

Invoice

Invoice # 415073
Date 10/31/2023
Terms
Due Date 10/31/2023
Memo Facility Attendant/Main...

Description	Quantity	Rate	Amount
September 2023 Amenity Maintenance Staffing	1	2,983.50	2,983.50
September 2023 Amenity Maintenance Staffing	1	483.20	483.20
September 2023 Amenity Maintenance Staffing	1	949.20	949.20

Thank you for your business.

Total 4,415.90



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: **18981 LONG LAKE RANCH BOULEVARD**

Bill Number: 19307348

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

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	9/19/2023	346	10/19/2023	350	30	4

Usage History

Water	
October 2023	4
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

Transactions

Previous Bill	148.75
Payment 10/20/23	-148.75 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.21
Water Tier 1 4.0 Thousand Gals X \$2.07	8.28
Sewer	
Sewer Base Charge	96.34
Sewer Charges 4.0 Thousand Gals X \$6.71	26.84
Total Current Transactions	170.67
TOTAL BALANCE DUE	\$170.67

RECEIVED NOV 06 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	170.67

Total Balance Due	\$170.67
Due Date	11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

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

013078005092872571930734870000170675

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



INVOICE

BILL TO

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

INVOICE # 003079

DATE 08/03/2023

DUE DATE 09/02/2023

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$4,450,000 Long Lake Ranch Community Development District Capital Improvement Revenue Bonds, Series 2014A-1 and \$5,050,000 Long Lake Ranch Community Development District Capital Improvement Revenue Bonds, Series 2014A-2 – Rebate Requirement Calculation for the period ended June 5, 2023.	650.00
BALANCE DUE	\$650.00

Thank You For Your Business



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

Stacy

2/3

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

7102210
250999000
10/25/2023
Audette, James J
(407)-835-3820

Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
United States

LONG LAKE RANCH CDD SERIES 2015A-1 AND A-2

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

RECEIVED NOV 01 2023

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

LONG LAKE RANCH CDD SERIES 2015A-1 AND A-2

Invoice Number:	7102210
Account Number:	250999000
Current Due:	\$4,040.63
Direct Inquiries To:	Audette, James J
Phone:	(407)-835-3820

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 250999000
Invoice # 7102210
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 7102210
Invoice Date: 10/25/2023
Account Number: 250999000
Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

LONG LAKE RANCH CDD SERIES 2015A-1 AND A-2

Accounts Included 250999000 250999001 250999003 250999004 250999005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 10/01/2023 - 09/30/2024				\$3,750.00
Incidental Expenses 10/01/2023 to 09/30/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





October 2023 Statement

Open Date: 09/26/2023 Closing Date: 10/23/2023

Page 1 of 3

Account: 4798 5101 7897 7613

Visa® Community Card

Elan Financial
Services

1-866-552-8855

BUS 30 ELN

15

LONG LAKE RANCH CDD (CPN 002333750)

New Balance	\$366.58
Minimum Payment Due	\$366.58
Payment Due Date	11/22/2023
Late Payment Warning: As a reminder, your card is a pay in full product. If we do not receive your payment in full by the date listed above, a fee of either 3.00% of the payment due or \$39.00 minimum, whichever is greater, will apply.	

Activity Summary

Previous Balance	+	\$978.81
Payments	-	\$978.81 ^{CR}
Other Credits		\$0.00
Purchases	+	\$366.58
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$366.58
Past Due		\$0.00
Minimum Payment Due		\$366.58
Credit Line		\$10,000.00
Available Credit		\$9,633.42
Days in Billing Period		28

emailed to Tish / ac
10-31-2023

RECEIVED OCT 30 2023

Payment Options:



Mail payment coupon
with a check



Pay online at
myaccountaccess.com



Pay by phone
1-866-552-8855

No payment is required.

CPN 002333750



0047985101789776130000366580000366583

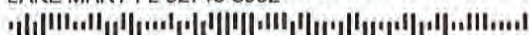
Automatic Payment

24-Hour Elan Financial Services: 1-866-552-8855

to pay by phone
to change your address

000014054 01 SP 000638582826485 P Y

LONG LAKE RANCH CDD
ACCOUNTS PAYABLE
250 INTERNATIONAL PKWY # 208
LAKE MARY FL 32746-5062



Account Number: 4798 5101 7897 7613

Your new full balance of \$366.58 will be
automatically deducted from your account on
11/22/23.



October 2023 Statement 09/26/2023 - 10/23/2023

Page 2 of 3

LONG LAKE RANCH CDD (CPN 002333750)

Elan Financial Services 1-866-552-8855

Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Your payment of \$366.58 will be automatically deducted from your bank account on 11/22/2023. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

Transactions RUHLIG DOUGLAS Credit Limit \$10000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Purchases and Other Debits					
09/26	09/25	5689	AMAZON.COM*T11P320L0 SEATTLE WA	\$87.21 ✓	
10/03	10/02	2785	PUBLIX #1219 LUTZ FL	\$11.00 /	
10/10	10/08	8462	AMZN Mktp US*TE9U84HL2 Amzn.com/bill WA	\$46.95 ✓	
10/13	10/12	5599	GORMAN LAND O LAKES 27 LAND O LAKES FL	\$14.82 ✓	
10/13	10/12	3473	WAL-MART #0988 LUTZ FL	\$19.52 ✓	
10/16	10/14	7149	AMZN MKTP US*TP17D8HG0 SEATTLE WA	\$164.30 ✓	
10/23	10/20	4540	WM SUPERCENTER #988 LUTZ FL	\$22.78 ✓	
Total for Account 4798 5101 7817 4633				\$366.58	

Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Payments and Other Credits					
10/23	10/22	MTC	PAYMENT THANK YOU	\$978.81 CR	
Total for Account 4798 5101 7897 7613				\$978.81 CR	

2023 Totals Year-to-Date

Total Fees Charged in 2023	\$0.00
Total Interest Charged in 2023	\$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

**APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	\$0.00	\$0.00		\$0.00	0.00%	
**PURCHASES	\$366.58	\$0.00		\$0.00	0.00%	
**ADVANCES	\$0.00	\$0.00		\$0.00	0.00%	

Continued on Next Page



October 2023 Statement 09/26/2023 - 10/23/2023

LONG LAKE RANCH CDD (CPN 002333750)

Page 2 of 3

Elan Financial Services 1-866-552-8855

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Transactions RUHLIG DOUGLAS Credit Limit \$10000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Purchases and Other Debits					
09/26	09/25	5889	AMAZON.COM*T11P320LO SEATTLE WA	\$87.21	1580010
10/03	10/02	2785	PUBLIX #1219 LUTZ FL	\$11.00	1580020
10/10	10/08	8462	AMZN Mktp US*TE9U84HL2 Amzn.com/bill WA	\$46.95	1580010
10/13	10/12	5599	GORMAN LAND O LAKES 27 LAND O LAKES FL	\$14.82	1580010
10/13	10/12	3473	WAL-MART #0988 LUTZ FL	\$19.52	1580010
10/16	10/14	7149	AMZN MKTP US*TP17D8HG0 SEATTLE WA	\$164.30	1580010- 29.99
10/23	10/20	4540	WM SUPERCENTER #988 LUTZ FL	\$22.78	1580020
Total for Account 4798 5101 7817 4633				\$366.58	

Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Payments and Other Credits					
10/23	10/22	MTC	PAYMENT THANK YOU	\$978.81CR	
Total for Account 4798 5101 7897 7613				\$978.81CR	

2023 Totals Year-to-Date

Total Fees Charged in 2023	\$0.00
Total Interest Charged in 2023	\$0.00

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Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	\$0.00	\$0.00		\$0.00	0.00%	
**PURCHASES	\$366.58	\$0.00		\$0.00	0.00%	
**ADVANCES	\$0.00	\$0.00		\$0.00	0.00%	

Continued on Next Page

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01924P

Date 11/17/2023

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

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

Description

Amount

Serial # 23-01924P
P.O./Ref.# {00082490.DOCX/}

\$76.56

Board of Supervisors Meeting on December 7, 2023
RE: Board of Supervisors Meeting on December 7, 2023 at 6:00pm
Published: 11/17/2023

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$76.56

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") will be held on Thursday, December 7, 2023, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

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

November 17, 2023

23-01924P

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

NOTICE

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 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. 3311982

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. 3311982

12123-1

Re: General Counsel

For Professional Legal Services Rendered

10/02/23	S. Sandy	0.20	55.00	Prepare Pool Doctor agreement
10/10/23	S. Sandy	0.40	110.00	Confer regarding public records request

TOTAL HOURS 0.60

TOTAL FOR SERVICES RENDERED \$165.00

TOTAL CURRENT AMOUNT DUE \$165.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 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. 3311984

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. 3311984

12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

10/02/23	S. Sandy	Review draft agenda and prior meeting notes
10/05/23	S. Sandy	Prepare for and attend meeting; conduct follow-up regarding same
10/24/23	S. Sandy	Review and process FY 2023-2024 DEO Special District form
10/24/23	D. Wilbourn	Prepare general election resolution and notice

TOTAL FOR SERVICES RENDERED	\$2,060.00
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TOTAL CURRENT AMOUNT DUE	<u>\$2,060.00</u>
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Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Bill To

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

Invoice

Invoice # 415096
Date 10/31/2023
Terms
Due Date 10/31/2023
Memo Clubhouse Attendant/...

Description	Quantity	Rate	Amount
Clubhouse Maintenance/Attendant August 2023 (88.5 hrs x \$27/hr = \$2,389.50)	1	2,389.50	2,389.50
Clubhouse Maintenance/Attendant August 2023 (86.51 hrs x \$20/hr = \$1,730.20)	1	1,730.20	1,730.20
Clubhouse Maintenance/Attendant August 2023 (81.84 hrs x \$20/hr = \$1,636.80)	1	1,636.80	1,636.80

Thank you for your business.

Total 5,756.50



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 10/31/2023
Invoice # 414937

In Reference To:

Oct 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 Drew Delancey			11.67
DPFG TO The Pool Doctors of Central Florida			11.67
Total Billable Expenses			23.34

Total 23.34



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 DPGF 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



duke-energy.com
877.372.8477

Account number 9300 0001 2497

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	3,254.96
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	6,382.20
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	61.58
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	681.94
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	740.16
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	757.18
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	61.58
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	61.58
910089458097	2137 SERENOA DR LUTZ FL 33558	61.58
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	61.58
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	6,340.34
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	64.33
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	3,319.28
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	1,229.50
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	435.43
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	576.38





Billing details

Account Information	Billing Details			Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 4513470	Energy Charge	2.88	
	Bill Period: Sep 02 - Oct 02	Fuel Charge	1.58	
	Present Read: 2035	Asset Securitization Charge	0.06	
	Previous Read: 2007	Minimum Bill Adjustment	9.93	\$0.79
	Billed Usage: 28			
	Billed kWh 28.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$30.79
		Total		
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$56.96
	Meter Number: 1049037	Energy Charge	26.40	
	Bill Period: Sep 02 - Oct 02	Fuel Charge	14.47	
	Present Read: 54151	Asset Securitization Charge	0.54	
	Previous Read: 53894			\$1.50
	Billed Usage: 257			
	Billed kWh 257.000			
		Regulatory Assessment Fee	0.04	
		Gross Receipts Tax	1.46	\$58.46
		Total		
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 8246384	Energy Charge	2.05	
	Bill Period: Sep 02 - Oct 02	Fuel Charge	1.13	
	Present Read: 1317	Asset Securitization Charge	0.04	
	Previous Read: 1297	Minimum Bill Adjustment	11.23	\$0.79
	Billed Usage: 20			
	Billed kWh 20.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$30.79
		Total		
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 3410166	Energy Charge	2.15	
	Bill Period: Sep 02 - Oct 02	Fuel Charge	1.18	
	Present Read: 1131	Asset Securitization Charge	0.04	
	Previous Read: 1110	Minimum Bill Adjustment	11.08	\$0.79
	Billed Usage: 21			
	Billed kWh 21.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$30.79
		Total		
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 4463323	Energy Charge	1.34	
	Bill Period: Sep 02 - Oct 02	Fuel Charge	0.73	



Billing details - continued

Account Information	Billing Details				Amounts
	54W MITCH LED TOPHAT	38	SV FLAGLER ACR 9500L	1,087.10	
	50 MTCH III 3K F	19	SV DRC27500	136.68	
	50MTCHTR III3K THRBM	19	54W MITCH LED PT CLR	127.68	
	SV DRC27500	1,296	54W MITCH LED TOPHAT	36.48	
	SV FLAGLER ACR 9500L	3,430	50 MTCH III 3K F	21.44	
			50MTCHTR III3K THRBM	18.24	
			SV FLAGLER ACR 9500L	128.80	
			SV DRC27500	22.20	
			54W MITCH LED PT CLR	9.73	
			54W MITCH LED TOPHAT	2.78	
			50 MTCH III 3K F	1.39	
			50MTCHTR III3K THRBM	1.39	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	982.53	
			35 TT CNCRT/N-FLD MOUNT/1-4FIX	98.64	
			Regulatory Assessment Fee	2.35	
			Gross Receipts Tax	12.85	\$15.20
			Total		\$3,191.10
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55	\$30.00
	Meter Number: 8246383		Energy Charge	2.15	
	Bill Period: Sep 02 - Oct 02		Fuel Charge	1.18	
	Present Read: 836		Asset Securitization Charge	0.04	
	Previous Read: 815		Minimum Bill Adjustment	11.08	
	Billed Usage: 21				\$0.79
	Billed kWh 21.000		Regulatory Assessment Fee	0.02	
			Gross Receipts Tax	0.77	
			Total		\$30.79
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55	\$328.09
	Meter Number: 1049785		Energy Charge	199.30	
	Bill Period: Sep 02 - Oct 02		Fuel Charge	109.17	
	Present Read: 69930		Asset Securitization Charge	4.07	
	Previous Read: 67991				\$8.66
	Billed Usage: 1939		Regulatory Assessment Fee	0.24	
	Billed kWh 1939.000		Gross Receipts Tax	8.42	
			Total		\$336.75
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55	\$359.99
	Meter Number: 4451364		Energy Charge	219.64	
	Bill Period: Sep 02 - Oct 02		Fuel Charge	120.31	
	Present Read: 76376		Asset Securitization Charge	4.49	
	Previous Read: 74239				
	Billed Usage: 2137				



Billing details - continued

Account Information	Billing Details			Amounts
			Total	\$30.79
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 4522761	Energy Charge	2.47	
	Bill Period: Sep 02 - Oct 02	Fuel Charge	1.35	
	Present Read: 934	Asset Securitization Charge	0.05	
	Previous Read: 910	Minimum Bill Adjustment	10.58	
	Billed Usage: 24			
	Billed kWh 24.000			
		Regulatory Assessment Fee	0.02	\$0.79
		Gross Receipts Tax	0.77	
		Total		\$30.79
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.65	\$3,156.41
	Bill Period: Sep 02 - Oct 02	Energy Charge	209.92	
	54W MITCH LED PT CLR 76	Fuel Charge	231.25	
	SV FLAGLER ACR 9500L 4,312	Asset Securitization Charge	2.68	
		54W MITCH LED PT CLR	72.96	
		SV FLAGLER ACR 9500L	1,366.64	
		54W MITCH LED PT CLR	5.56	
		SV FLAGLER ACR 9500L	161.92	
		16 DEC CNCRT W/DEC BS/ WSHNGTN	1,103.83	
		Regulatory Assessment Fee	2.33	
		Gross Receipts Tax	11.43	
		Total		\$3,170.17
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$31.67
	Meter Number: 4465449	Energy Charge	10.28	
	Bill Period: Sep 02 - Oct 02	Fuel Charge	5.63	
	Present Read: 2683	Asset Securitization Charge	0.21	
	Previous Read: 2583			
	Billed Usage: 100			
	Billed kWh 100.000			
		Regulatory Assessment Fee	0.02	\$0.83
		Gross Receipts Tax	0.81	
		Total		\$32.50
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$1,627.20
	Meter Number: 222519	Energy Charge	1,027.71	
	Bill Period: Sep 02 - Oct 02	Fuel Charge	562.94	
	Present Read: 303658	Asset Securitization Charge	21.00	
	Previous Read: 293659			
	Billed Usage: 9999			
	Billed kWh 9999.000			
		Regulatory Assessment Fee	1.20	\$42.95
		Gross Receipts Tax	41.75	





duke-energy.com
877.372.8477

Account number **9300 0001 2497**

Billing details - continued

Account Information	Billing Details			Amounts
18888 LONG LAKE RANCH BLVD LUTZ FL 33558	Meter Number:	915368	Fuel Charge	1.18
	Bill Period:	Sep 02	Asset Securitization Charge	0.04
		- Oct 02	Minimum Bill Adjustment	11.08
	Present Read:	829		
	Previous Read:	808		
	Billed Usage:	21		
	Billed kWh	21.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55
	Meter Number:	2775809	Energy Charge	0.41
	Bill Period:	Sep 02	Fuel Charge	0.23
		- Oct 02	Asset Securitization Charge	0.01
	Present Read:	250	Minimum Bill Adjustment	13.80
	Previous Read:	246		
	Billed Usage:	4		
	Billed kWh	4.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
			Total Amount Due	\$12,481.31

fb.def.duke.bills.20231009211338.94.afp-183-000000002





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877.372.8477

Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Nov 9, 2023
For service Oct 3 - Nov 1
30 days

Billing summary

Previous Amount Due	\$24,759.61
Payment Received Oct 10	-12,278.30
Current Electric Charges	4,473.82
Current Lighting Charges	7,938.52
Taxes	154.04
Total Amount Due Nov 30	\$25,047.69

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	332.18
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

RECEIVED NOV 16 2023

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

\$25,047.69
by Nov 30

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

000080 000000002



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



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

88930000012497000660001248131000125663800025047690

fb.def.duke.bills.20231108213659.2.afp-159-0000000002

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$0 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$0 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	83.31
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	3,254.08
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	6,382.20
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	61.58
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	665.06
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	687.38
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	629.32
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	61.58
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	61.58
910089458097	2137 SERENOA DR LUTZ FL 33558	61.58
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	61.58
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	6,326.95
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	65.00
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	3,229.29
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	1,223.72
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	532.55
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	836.11



Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	61.58
Total Charges		\$25,047.69



Billing details

Account Information	Billing Details			Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 4513470	Energy Charge	2.98	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	1.63	
	Present Read: 2064	Asset Securitization Charge	0.06	
	Previous Read: 2035	Minimum Bill Adjustment	9.78	\$0.79
	Billed Usage: 29			
	Billed kWh 29.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$30.79
		Total		
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$266.68
	Meter Number: 1049037	Energy Charge	160.14	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	87.72	
	Present Read: 55709	Asset Securitization Charge	3.27	
	Previous Read: 54151			\$7.04
	Billed Usage: 1558			
	Billed kWh 1558.000			
		Regulatory Assessment Fee	0.20	
		Gross Receipts Tax	6.84	\$273.72
		Total		
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 8246384	Energy Charge	2.26	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	1.24	
	Present Read: 1339	Asset Securitization Charge	0.05	
	Previous Read: 1317	Minimum Bill Adjustment	10.90	\$0.79
	Billed Usage: 22			
	Billed kWh 22.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$30.79
		Total		
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 3410166	Energy Charge	2.36	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	1.29	
	Present Read: 1154	Asset Securitization Charge	0.05	
	Previous Read: 1131	Minimum Bill Adjustment	10.75	\$0.79
	Billed Usage: 23			
	Billed kWh 23.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$30.79
		Total		
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 4463323	Energy Charge	1.74	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	0.96	



Billing details - continued

Account Information	Billing Details			Amounts
	Present Read:	473	Asset Securitization Charge	0.04
	Previous Read:	456	Minimum Bill Adjustment	11.71
	Billed Usage:	17		
	Billed kWh	17.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55
	Meter Number:	915209	Energy Charge	2.57
	Bill Period:	Oct 03 - Nov 01	Fuel Charge	1.41
	Present Read:	1544	Asset Securitization Charge	0.05
	Previous Read:	1519	Minimum Bill Adjustment	10.42
	Billed Usage:	25		
	Billed kWh	25.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55
	Meter Number:	4465473	Energy Charge	22.72
	Bill Period:	Oct 03 - Nov 01	Fuel Charge	12.44
	Present Read:	69721	Asset Securitization Charge	0.46
	Previous Read:	69500		
	Billed Usage:	221		
	Billed kWh	221.000		
			Regulatory Assessment Fee	0.04
			Gross Receipts Tax	1.31
			Total	\$52.52
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.65
	Bill Period:	Oct 03 - Nov 01	Energy Charge	107.29
	54W MITCH LED PT CLR	38	Fuel Charge	118.21
	SV FLAGLER ACR 9500L	2,205	Asset Securitization Charge	1.37
			SV FLAGLER ACR 9500L	698.85
			54W MITCH LED PT CLR	36.48
			SV FLAGLER ACR 9500L	82.80
			54W MITCH LED PT CLR	2.78
			16 DEC CNCRT W/DEC BS/ WSHNGTN	570.11
			Regulatory Assessment Fee	1.20
			Gross Receipts Tax	5.86
			Total	\$1,626.60
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.65
	Bill Period:	Oct 03 - Nov 01	Energy Charge	236.09
	54W MITCH LED PT CLR	133	Fuel Charge	260.07
			Asset Securitization Charge	3.01



Billing details - continued

Account Information	Billing Details			Amounts
	54W MITCH LED	38	50MTCHTR III3K THRBM	18.24
	TOPHAT		SV FLAGLER ACR 9500L	1,087.10
	50 MTCH III 3K F	19	50 MTCH III 3K F	21.44
	50MTCHTR III3K	19	54W MITCH LED TOPHAT	36.48
	THRBM		54W MITCH LED PT CLR	127.68
	SV DRC27500	1,296	SV DRC27500	136.68
	SV FLAGLER ACR	3,430	SV FLAGLER ACR 9500L	128.80
	9500L		SV DRC27500	22.20
			54W MITCH LED PT CLR	9.73
			50MTCHTR III3K THRBM	1.39
			54W MITCH LED TOPHAT	2.78
			50 MTCH III 3K F	1.39
			35 TT CNCRT/N-FLD	98.64
			MOUNT/1-4FIX	
			16 DEC CNCRT W/DEC BS/	982.53
			WSHNGTN	
			Regulatory Assessment Fee	2.35
			Gross Receipts Tax	12.85
			Total	\$3,191.10
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec		Customer Charge	15.55
	(GS-1)		Energy Charge	2.05
	Meter Number:	8246383	Fuel Charge	1.13
	Bill Period:	Oct 03 -	Asset Securitization Charge	0.04
		Nov 01	Minimum Bill Adjustment	11.23
	Present Read:	856		
	Previous Read:	836		
	Billed Usage:	20		
	Billed kWh	20.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec		Customer Charge	15.55
	(GS-1)		Energy Charge	194.06
	Meter Number:	1049785	Fuel Charge	106.29
	Bill Period:	Oct 03 -	Asset Securitization Charge	3.96
		Nov 01		
	Present Read:	71818		
	Previous Read:	69930		
	Billed Usage:	1888		
	Billed kWh	1888.000		
			Regulatory Assessment Fee	0.24
			Gross Receipts Tax	8.21
			Total	\$328.31
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec		Customer Charge	15.55
	(GS-1)		Energy Charge	187.57
	Meter Number:	4451364	Fuel Charge	102.75
	Bill Period:	Oct 03 -	Asset Securitization Charge	3.83
		Nov 01		
	Present Read:	78201		
	Previous Read:	76376		
	Billed Usage:	1825		





Billing details - continued

Account Information	Billing Details			Amounts
	Billed kWh	1825.000		
		Regulatory Assessment Fee	0.23	
		Gross Receipts Tax	7.95	\$8.18
		Total		\$317.88
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	
	Meter Number: 2778290	Energy Charge	112.97	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	61.87	
	Present Read: 77000	Asset Securitization Charge	2.31	\$192.70
	Previous Read: 75901			
	Billed Usage: 1099			
	Billed kWh 1099.000			
		Regulatory Assessment Fee	0.14	
		Gross Receipts Tax	4.94	\$5.08
		Total		\$197.78
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	
	Meter Number: 8263689	Energy Charge	1.64	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	0.90	
	Present Read: 1143	Asset Securitization Charge	0.03	\$30.00
	Previous Read: 1127	Minimum Bill Adjustment	11.88	
	Billed Usage: 16			
	Billed kWh 16.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$0.79
		Total		\$30.79
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	
	Meter Number: 8246382	Energy Charge	3.29	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	1.80	
	Present Read: 605	Asset Securitization Charge	0.07	\$30.00
	Previous Read: 573	Minimum Bill Adjustment	9.29	
	Billed Usage: 32			
	Billed kWh 32.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$0.79
		Total		\$30.79
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	
	Meter Number: 4470114	Energy Charge	2.15	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	1.18	
	Present Read: 954	Asset Securitization Charge	0.04	\$30.00
	Previous Read: 933	Minimum Bill Adjustment	11.08	
	Billed Usage: 21			
	Billed kWh 21.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.77	\$0.79

Billing details - continued

Account Information	Billing Details			Amounts
			Total	\$30.79
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 4522761	Energy Charge	2.36	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	1.29	
	Present Read: 957	Asset Securitization Charge	0.05	
	Previous Read: 934	Minimum Bill Adjustment	10.75	
	Billed Usage: 23			
	Billed kWh 23.000			
		Regulatory Assessment Fee	0.02	\$0.79
		Gross Receipts Tax	0.77	
		Total		\$30.79
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.65	\$3,143.08
	Bill Period: Oct 03 - Nov 01	Energy Charge	209.01	
		Fuel Charge	230.25	
	54W MITCH LED PT CLR	Asset Securitization Charge	2.67	
	SV FLAGLER ACR 9500L	SV FLAGLER ACR 9500L	1,366.64	
		54W MITCH LED PT CLR	54.72	
		SV FLAGLER ACR 9500L	161.92	
		54W MITCH LED PT CLR	4.17	
		16 DEC CNCRT W/DEC BS/ WSHNGTN	1,103.83	
		35 TT CNCRT/N-FLD MOUNT/1-4FIX	8.22	
		Regulatory Assessment Fee	2.32	
		Gross Receipts Tax	11.38	
		Total		\$3,156.78
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$31.67
	Meter Number: 4465449	Energy Charge	10.28	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	5.63	
	Present Read: 2783	Asset Securitization Charge	0.21	
	Previous Read: 2683			
	Billed Usage: 100			
	Billed kWh 100.000			
		Regulatory Assessment Fee	0.02	\$0.83
		Gross Receipts Tax	0.81	
		Total		\$32.50
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$1,519.04
	Meter Number: 222519	Energy Charge	958.73	
	Bill Period: Oct 03 - Nov 01	Fuel Charge	525.17	
	Present Read: 312986	Asset Securitization Charge	19.59	
	Previous Read: 303658			
	Billed Usage: 9328			
	Billed kWh 9328.000			
		Regulatory Assessment Fee	1.12	\$40.10





Billing details - continued

Account Information	Billing Details		Amounts
	Gross Receipts Tax		38.98
	Total		\$1,559.14
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
	Meter Number: 915370	Energy Charge	2.88
	Bill Period: Oct 03 - Nov 01	Fuel Charge	1.58
	Present Read: 972	Asset Securitization Charge	0.06
	Previous Read: 944	Minimum Bill Adjustment	9.93
	Billed Usage: 28		
	Billed kWh 28.000		
	Regulatory Assessment Fee		0.02
	Gross Receipts Tax		0.77
	Total		\$30.79
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
	Meter Number: 5407312	Energy Charge	367.54
	Bill Period: Oct 03 - Nov 01	Fuel Charge	201.33
	Present Read: 279620	Asset Securitization Charge	7.51
	Previous Read: 276044		
	Billed Usage: 3576		
	Billed kWh 3576.000		
	Regulatory Assessment Fee		0.44
	Gross Receipts Tax		15.19
	Total		\$607.56
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
	Meter Number: 2778178	Energy Charge	166.20
	Bill Period: Oct 03 - Nov 01	Fuel Charge	91.04
	Present Read: 32976	Asset Securitization Charge	3.40
	Previous Read: 31359		
	Billed Usage: 1617		
	Billed kWh 1617.000		
	Regulatory Assessment Fee		0.20
	Gross Receipts Tax		7.09
	Total		\$283.48
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
	Meter Number: 1015813	Energy Charge	324.78
	Bill Period: Oct 03 - Nov 01	Fuel Charge	177.91
	Present Read: 259879	Asset Securitization Charge	6.64
	Previous Read: 256719		
	Billed Usage: 3160		
	Billed kWh 3160.000		
	Regulatory Assessment Fee		0.39
	Gross Receipts Tax		13.47
	Total		\$538.74
910089365879 LONG LAKE RANCH COMM DEV DIS	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
			\$30.00



duke-energy.com
877.372.8477

Account number 9300 0001 2497

Billing details - continued

Account Information	Billing Details			Amounts
18888 LONG LAKE RANCH BLVD LUTZ FL 33558	Meter Number:	915368	Energy Charge	2.26
	Bill Period:	Oct 03 - Nov 01	Fuel Charge	1.24
	Present Read:	851	Asset Securitization Charge	0.05
	Previous Read:	829	Minimum Bill Adjustment	10.90
	Billed Usage:	22		
	Billed kWh	22.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55
	Meter Number:	2775809	Energy Charge	0.30
	Bill Period:	Oct 03 - Nov 01	Fuel Charge	0.17
	Present Read:	253	Asset Securitization Charge	0.01
	Previous Read:	250	Minimum Bill Adjustment	13.97
	Billed Usage:	3		
	Billed kWh	3.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
			Total Amount Due	\$12,566.38



EXHIBIT 4

Lopez & Perez Professional Painting INC.

9915 Aetna Lane

Port Richey, Florida, 34668

(727) 377-1608

(727) 297-1351

Email: lopezperezpainting@gmail.com

Mailbox Painting Project.

December 11, 2023

Our company carried out an inspection of the mailboxes located at the following addresses:

- 18882 Roseate Dr
- 18981 Long Ranch Blvd
- 2038 Lake Waters Pl
- The positions in which the mailboxes are located and their level of deterioration were taken into account and we have the following proposals for their painting.
- 1- The preparation and painting of the mailboxes is \$100.00 USD each if the client wishes to change the entire numbering.
- 2- If the client wishes to maintain the current numbering, the cost of preparation and painting would be \$125.00 usd each.
- 3- Preparation and painting of the interior of the pavilions would be \$2000.00 usd. The three pavilions are included in the price. Price does not include pressure washing. With pressure washing the cost would be \$2500.00 usd for all three.

Note: You must take into account the mail delivery schedule in the different locations to determine what time it would be best to carry out the painting. The prices do not include the cost of painting and paint primer where required.