LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Thursday
February 1, 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, February 1, 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, February 1, 2024	Call-in Number:	+1 (904) 348-0776
Time:	6:00 PM	Meeting ID:	862 156 243#
Location:	Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558	Microsoft Teams Link:	Teams Link

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 Exhibit 3

F. District Manager

1. Presentation of District Manager & Field Operations Report – *To Be Distributed* Exhibit 4

VII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on January 4, 2024 Exhibit 5

B. Consideration for Acceptance – The November 2023 Unaudited Financial Statements – *previously presented* Exhibit 6

C. Consideration for Acceptance – The November 2023 Operations & Maintenance Expenditures – *previously presented* Exhibit 7

D. Consideration for Acceptance – The December 2023 Unaudited Financial Statements Exhibit 8

E. Consideration for Acceptance – The December 2023 Operations & Maintenance Expenditures Exhibit 9

VIII. Business Items

A. Presentation & Consideration of Big Lake Drainage Proposal(s) Exhibit 10
   1. Finn Outdoor Exhibit 11
B. Consideration of Visual Enhancements Painting Proposal Exhibit 12

IX. Supervisors' Requests

X. Audience Comments – New Business

XI. Next Meeting Quorum Check: March 7, 6:00 PM

William Pellan	☐ IN PERSON	☐ REMOTE	☐ NO
Heidi Clawson	☐ IN PERSON	☐ REMOTE	☐ NO
Darrell Thompson	☐ IN PERSON	☐ REMOTE	☐ NO
George Smith Jr.	☐ IN PERSON	☐ REMOTE	☐ NO
John Twomey	☐ IN PERSON	☐ REMOTE	☐ NO

XII. Adjournment

EXHIBIT 1

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING AND
NOTICE OF AUDIT COMMITTEE MEETING

The Audit Review Committee for the Long Lake Ranch Community Development District ("District") will hold an audit review committee meeting on Thursday, February 1, 2024 at 6:00 p.m., and located at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. At the meeting, the Audit Review Committee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which the regular meeting will be held at the same date, time, and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132 X-285, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tish Dobson
District Manager
January 19, 2024 24-00092P

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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
1/8/2024						G	G	G													G					Treated vegetation in geoweb spillways in FPM 6, 7 and 7B to ensure proper flow between areas. Cattail treatment in 50B. Check in with D. Ruhlig.
1/23/2024	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	

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EXHIBIT 3

AMENITY MANAGER REPORT

MONTHLY OPERATION OVERVIEW

PROPERTY: Long Lake Ranch

DATES: 1/1-1/31

STAFFING

Clubhouse General Manager | Doug Ruhlig
Maintenance Tech | Aaron Millian
Clubhouse Staff | Brayden Jawan
Clubhouse Staff | Open
Pool Attendant | Open

COMMUNITY UPDATES/ANNOUNCEMENTS

Pool resurfacing continued

OPERATIONS

AMENITY OFFICE

Hours of Operation: 8-4
Fobs Issued:
Private Resident Events Hosted:
Pool Hours: Dawn to Dusk

MAINTENANCE/GROUNDS

Pool Repairs Foxtail

OPERATIONAL NOTES

Working with Red Tree on amenities irrigation
Poor Repairs Main Pool
Golf Cart removed
Red Paint ordered
Cleaning of storage closets starting this week
Dog waste station replacements?

PROJECT STATUS REPORT

Licensed Agreement Services: My Tennis & Camp Gladiator

Return to Agenda

EXHIBIT 4

EXHIBIT 5

MINUTES OF MEETING

LONG LAKE RANCH

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District was held on Thursday, January 4, 2024 at 6:00 p.m. at the Long Lake Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

FIRST ORDER OF BUSINESS – Call to Order/Roll Call

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

Present and constituting a quorum were:

Heidi Clawson	Board Supervisor, Vice Chairwoman
George Smith	Board Supervisor, Assistant Secretary
John Twomey	Board Supervisor, Assistant Secretary
Darrell Thompson	Board Supervisor, Assistant Secretary

Also, present were:

Tish Dobson	District Manager, Vesta District Services
Sarah Sandy *(via phone)*	District Counsel, Kutak Rock LLP
Pete Lucadano	RedTree Landscaping
John Burkett	RedTree Landscaping
Matt Olsen	RedTree Landscaping
John Moylan	RedTree Landscaping
Doug Ruhlig	Community Manager
Janine Scully	Resident
Chad Stone	Resident
Joseph Koclar	Resident
Shannon	Resident
Chuck Wilcox	Resident

The following is a summary of the discussions and actions taken at the January 4, 2024 Long Lake Ranch CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

Ms. Clawson led all present in reciting the Pledge of Allegiance.

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

Mr. Koclar asked if there were solutions to the theft and vandalism within the community. Discussion ensued regarding possible and unfeasible solutions, as well as a potential neighborhood watch program.

Ms. Scully provided an update regarding her research on drainage contractors. Discussion ensued.

Mr. Wilcox commented on the timing of the holiday lighting and suggested a timer for next season.

Mr. Stone commented on the cameras and security within the community and asked about the insurance issue with hiring Pasco County Sheriff's to drive the neighborhood. Discussion ensued.

FOURTH ORDER OF BUSINESS – Supervisor Comments

There being none, the next item followed.

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

SIXTH ORDER OF BUSINESS – Staff Reports

A. Landscaping & Irrigation

1. RedTree – Verbal

Mr. Burkett provided the landscape report for the month. Discussion ensued regarding ADA and Cocoa mulch.

2. RedTree Proposals (if any)

These items were not originally on the agenda.

Consideration of Playground ADA Mulch Installation Proposal

> On a MOTION by Ms. Clawson, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the RedTree Playground ADA Mulch Installation proposal, in the amount of $10,625.00, for the Long Lake Ranch Community Development District.

Consideration of Cocoa Mulch Installation Proposal

> On a MOTION by Ms. Clawson, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved the RedTree Cocoa Mulch Installation proposal, in the amount of $45,500.00, for the Long Lake Ranch Community Development District.

Mr. Moylan provided an update regarding the irrigation work. Discussion ensued regarding a possible leak in the irrigation system causing an increase in water usage from the District.

Mr. Moylan presented an irrigation proposal that was not previously on the agenda. Discussion ensued. The irrigation proposal was tabled until further notice.

B. Aquatic Services

1. Exhibit 2: Presentation of Aquatics Treatment Report

There being no questions, comments, or concerns, the next item followed.

C. District Engineer

Discussion ensued regarding whether or not to stick with the current vendor.

> On a MOTION by Mr. Smith, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the Johnson Engineering, Inc. rate change for engineering services, for the Long Lake Ranch Community Development District.

D. District Counsel

Ms. Sandy provided an update on the outstanding invoices, her research on Districts that used outside firms for financial management, and new laws put in place that may affect the Board. Discussion ensued.

E. Clubhouse Manager

1. Presentation of Clubhouse Manager Report

Mr. Ruhlig presented the report for the month. Discussion ensued.

This item was not originally on the agenda.

Consideration of Pool Doctors LED Replacement Light Fixtures Proposal

Discussion ensued.

> On a MOTION by Mr. Smith, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the Pool Doctors LED Replacement of Light Fixtures proposal with a 3-year warranty, in the amount $7,700.00, for the Long Lake Ranch Community Development District.

Discussion ensued regarding painting of the Foxtail parking/curbs, staffing and hours, reporting of streetlight outages, monument lights, weekend staffing, amenity manager's duty to fill vacancies when clubhouse staff were out, and the removal of the old golf cart.

F. District Manager

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

Discussion ensued regarding outsourcing of the financials and the cost, and southside fountain light was out.

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 7, 2023

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

Discussion ensued regarding the missing October Duke Energy invoice and streetlights invoice. This item was tabled to the February Board meeting.

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

Discussion ensued regarding the invoices.

> On a MOTION by Ms. Clawson, SECONDED by Mr. Thompson, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting Held December 7, 2023, for the Long Lake Ranch Community Development District.

EIGHTH ORDER OF BUSINESS – Business Items

A. Exhibit 7: Consideration of Lopez & Perez Professional Painting Mailbox

Discussion ensued. This item was tabled until further notice.

B. Exhibit 8: Consideration of Chemical Weed Control

Discussion ensued.

> On a MOTION by Ms. Clawson, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved the Chemical Weed Control verbiage to also include "chemical weed control is approved for use in the expansion joins", for the Long Lake Ranch Community Development District.

C. Discussion of Signage Revenue

It was noted that the agreement with Mattamy Homes was ending as of the end of February 2024.

NINTH ORDER OF BUSINESS – Supervisors Requests

Mr. Thompson requested approval to continue the volunteer insurance, and big lake drainage quotes. Discussion ensued.

TENTH ORDER OF BUSINESS – Audience Comments – New Business

A resident asked about being able to check the mail while the mailman was filling the mailboxes. Discussion ensued.

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: February 1, 6:00 PM

All 4 Supervisors in attendance indicated that they would be able to attend the next meeting, scheduled for February 1, 2024, in person, constituting a quorum. Supervisor Pellan was not present to indicate the status of his attendance at the following meeting.

TWELFTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Clawson, SECONDED by Mr. Thompson, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:13 p.m. for the Long Lake Ranch Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on February 1, 2024.

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** □ **Vice Chairman**

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EXHIBIT 6

Long Lake Ranch
Community Development District

Financial Statements
(Unaudited)

Preliminary

November 30, 2023

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to November 30, 2023

		FY 2024 Month of October	FY 2024 Month of November	FY 2024 Total Actual Year-to-Date	FY 2024 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1	**REVENUE**						
2	**ASSESSMENTS LEVIED**						
3	ASSESSMENTS LEVIED (NET ON-ROLL)	$ -	$ 149,575	$ 149,575	$ 1,289,485	$ (1,139,910)	12%
4	EARLY PAYMENT DISCOUNT	-	-	-	(51,579)	51,579	0%
5	**ADDITIONAL REVENUE**						
6	TENNIS	120	120	240	-	240	
7	ROOM RENTALS	60	240	300	-	300	
8	INTEREST	-	-	-	-	-	
9	ADVERTISEMENT RENTAL	-	-	-	-	-	
10	MISC. REVENUE	800	838	1,638	-	1,638	
11	FUND BALANCE FORWARD (removed)	-	-	-	-	-	
12	**TOTAL REVENUE**	**$ 980**	**$ 150,772**	**$ 151,752**	**$ 1,237,906**	**$ (1,086,153)**	**12%**
13	**EXPENDITURES**						
14	**ADMINISTRATIVE**						
15	SUPERVISORS - REGULAR MEETINGS	$ 600	$ 600	$ 1,200	$ 9,600	$ (8,400)	13%
16	SUPERVISORS - WORKSHOPS	-	-	-	800	(800)	0%
17	PAYROLL TAXES (BOS)	46	46	92	734	(643)	13%
18	PAYROLL SERVICES FEES	50	50	100	600	(500)	17%
19	DISTRICT MANAGEMENT	1,667	1,667	3,333	20,000	(16,667)	17%
20	ADMINISTRATIVE	917	917	1,833	11,000	(9,167)	17%
21	ACCOUNTING	917	917	1,833	11,000	(9,167)	17%
22	ASSESSMENT ROLL PREPARATION	417	417	833	5,000	(4,167)	17%
23	DISSEMINATION AGENT	3,000	-	3,000	3,000	-	100%
24	DISTRICT COUNSEL	2,746	2,225	4,971	35,000	(30,029)	14%
25	DISTRICT ENGINEER	765	638	1,403	14,000	(12,598)	10%
26	ARBITRAGE REBATE CALCULATION	-	-	-	1,500	(1,500)	0%
27	TRUSTEE FEES	4,041	-	4,041	15,701	(11,660)	26%
28	BANK FEES	-	-	-	150	(150)	0%
29	AUDITING	-	-	-	6,000	(6,000)	0%
30	REGULATORY PERMITS AND FEES	175	-	175	175	-	100%
31	TAX COLLECTOR/PROPERTY TAXES	157	-	157	250	(93)	63%
32	LEGAL ADVERTISING	77	77	153	1,500	(1,347)	10%
33	WEBSITE HOSTING	1,579	42	1,621	1,600	21	101%
34	**TOTAL ADMINISTRATIVE**	**17,152**	**7,593**	**24,745**	**137,610**	**(112,865)**	**18%**
35	**INSURANCE**						
36	GENERAL LIABILITY/PROPERTY INSURANCE	29,610	-	29,610	27,154	2,456	109%
37	**TOTAL INSURANCE**	**29,610**	**-**	**29,610**	**27,154**	**2,456**	**109%**

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to November 30, 2023

		FY 2024 Month of October	FY 2024 Month of November	FY 2024 Total Actual Year-to-Date	FY 2024 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
38	**UTILITIES**						
39	UTILITIES - ELECTRICITY	-	4,628	4,628	60,000	(55,372)	8%
40	UTILITIES - STREETLIGHTS	174	8,286	8,460	115,000	(106,540)	7%
41	UTILITIES - WATER/SEWER	1,452	1,368	2,819	11,000	(8,181)	26%
42	UTILITIES - SOLID WASTE ASSESSMENT	-	815	815	1,500	(685)	54%
43	UTILITIES - SOLID WASTE REMOVAL	103	3	106	2,500	(2,394)	4%
44	**TOTAL UTILITIES**	**1,729**	**15,099**	**16,828**	**190,000**	**(173,172)**	**9%**
45	**SECURITY**						
46	SECURITY REPAIRS & MAINTENANCE	125	-	125	7,500	(7,375)	2%
47	**TOTAL SECURITY**	**125**	**-**	**125**	**7,500**	**(7,375)**	**2%**
48	**COMMUNITY MAINTENANCE**						
49	FIELD SERVICES	421	421	842	5,051	(4,209)	17%
50	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	7,789	337	8,126	4,000	4,126	203%
51	AQUATIC MAINTENANCE	2,460	2,460	4,920	29,520	(24,600)	17%
52	MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	3,100	(3,100)	0%
53	AQUATIC PLANT REPLACEMENT	-	-	-	2,750	(2,750)	0%
54	FISH STOCKING	-	-	-	11,100	(11,100)	0%
55	LAKE & POND MAINTENANCE	-	-	-	20,000	(20,000)	0%
56	ENTRY & WALLS MAINTENANCE	-	-	-	5,500	(5,500)	0%
57	LANDSCAPE MAINTENANCE - CONTRACT	13,675	13,675	27,350	172,305	(144,955)	16%
58	LANDSCAPE REPLACEMENT MULCH	-	-	-	70,000	(70,000)	0%
59	LANDSCAPE REPLACEMENT ANNUALS	-	8,181	8,181	29,000	(20,819)	28%
60	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	-	-	-	45,000	(45,000)	0%
61	TREE TRIMMING & MAINTENANCE	-	8,500	8,500	16,000	(7,500)	53%
62	OTHER LANDSCAPE -FIRE ANT TREAT	-	-	-	4,500	(4,500)	0%
63	IRRIGATION REPAIRS & MAINTENANCE	4,218	104	4,322	12,000	(7,678)	36%
64	DECORATIVE LIGHT MAINTENANCE	4,500	4,500	9,000	9,050	(50)	99%
65	PRESSURE WASHING	-	-	-	35,000	(35,000)	0%
66	VOLUNTEER SUPPLIES	-	-	-	2,000	(2,000)	0%
67	FIELD CONTINGENCY	150	-	150	40,000	(39,850)	0%
68	**TOTAL PHYSICAL ENVIRONMENT**	**33,213**	**38,178**	**71,391**	**515,876**	**(444,485)**	**14%**

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to November 30, 2023

		FY 2024 Month of October	FY 2024 Month of November	FY 2024 Total Actual Year-to-Date	FY 2024 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
69	**ROAD & STREET FACILITIES**						
70	SIDEWALK REPAIR & MAINTENANCE	-	-	-	1,000	(1,000)	0%
71	ROADWAY REPAIR & MAINTENANCE	-	-	-	1,000	(1,000)	0%
72	SIGNAGE REPAIR & REPLACEMENT	-	-	-	5,000	(5,000)	0%
73	**TOTAL ROAD & STREET FACILITIES**	**-**	**-**	**-**	**7,000**	**(7,000)**	**0%**
74	**AMENITY MAINTENANCE**						
75	CLUBHOUSE MANAGEMENT	9,623	8,591	18,214	129,857	(111,642)	14%
76	POOL MAINTENANCE - CONTRACT	2,315	2,315	4,630	28,608	(23,978)	16%
77	DOG WASTE STATION SUPPLIES	134	-	134	5,460	(5,326)	2%
78	AMENITY MAINTENANCE & REPAIR	198	494	692	21,000	(20,308)	3%
79	OFFICE SUPPLIES	57	109	166	1,200	(1,034)	14%
80	FURNITURE REPAIR/REPLACEMENT	-	-	-	1,750	(1,750)	0%
81	POOL REPAIRS	257	-	257	2,000	(1,744)	13%
82	POOL PERMITS	-	-	-	1,000	(1,000)	0%
83	COMMUNICATIONS (TEL, FAX, INTERNET)	322	322	644	5,000	(4,356)	13%
84	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	-	-	-	2,000	(2,000)	0%
85	COMPUTER SUPPORT MAINTENANCE & REPAIR	-	-	-	1,000	(1,000)	0%
86	PARK & PLAYGROUND MAINTENANCE & REPAIRS	195	47	242	6,600	(6,358)	4%
87	PEST CONTROL	-	300	300	2,460	(2,160)	12%
88	CLUBHOUSE JANITORIAL SUPPLIES	-	-	-	3,000	(3,000)	0%
89	**TOTAL PARKS AND RECREATION**	**13,102**	**12,178**	**25,279**	**210,935**	**(185,656)**	**12%**
90	**PROJECT BUDGET**						
91	CAPITAL IMPROVEMENT PLAN	3,531	-	3,531	116,042	(112,511)	3%
92	**TOTAL PROJECT BUDGET**	**3,531**	**-**	**3,531**	**116,042**	**(112,511)**	**3%**
93	**TOTAL EXPENDITURES**	**98,461**	**73,048**	**171,509**	**1,212,116**	**(1,040,607)**	**14%**
94	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**(97,481)**	**77,724**	**(19,757)**	**25,790**	**(45,546)**	
95	**OTHER FINANCING SOURCES & USES**						
96	COUNTY COLLECTION COSTS	-	-	-	(25,790)	25,790	
97	TRANSFERS IN	-	-	-	-	-	
98	TRANSFERS OUT	-	-	-	-	-	
99	**TOTAL OTHER FINANCING RESOURCES & USES**	**-**	**-**	**-**	**(25,790)**	**25,790**	
100	FUND BALANCE - BEGINNING - UNAUDITED			465,450	472,887	(7,438)	
	NET CHANGE IN FUND BALANCE	(97,481)	77,724	(19,757)	-	(19,757)	
	FUND BALANCE - ENDING - PROJECTED			**$ 445,693**	**$ 472,887**	**(27,194)**	

Long Lake Ranch CDD
Balance Sheet
November 30, 2023

		General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
1	**ASSETS**						
2	OPERATING ACCOUNT - BU	$ 735,957	$ -	$ -	$ -	$ -	$ 735,957
3	MONEY MARKET ACCOUNT - BU	-	946,250	-	-	-	946,250
4	RESERVE ACCOUNT - BU	-	92,394	-	-	-	92,394
5	TRUST ACCOUNTS:						-
6	REVENUE FUND	-	-	92,635	29,884	23,353	145,872
7	RESERVE FUND	-		317,500	117,969	95,941	531,409
8	PREPAYMENT FUND	-	-	1,250	-	2,217	3,467
9	ACCOUNTS RECEIVABLE	7,850	-	-	-	-	7,850
10	ASSESSMENTS RECEIVABLE - ON ROLL	1,062,541	262,980	279,416	206,823	168,410	1,980,171
11	DUE FROM OTHER FUNDS	984	260,899	40,472	29,958	24,365	356,679
12	PREPAID EXPENSES	33,068	-	-	-	-	33,068
13	DEPOSITS	49,570	-	-	-	-	49,570
14	**TOTAL ASSETS**	**$ 1,889,969**	**$ 1,562,524**	**$ 731,274**	**$ 384,633**	**$ 314,286**	**$ 4,882,686**
15	**LIABILITIES**						
16	ACCOUNTS PAYABLE	$ 26,040	$ -	$ -	$ -	$ -	$ 26,040
17	SALES TAX	-	-	-			-
18	ACCRUED EXPENSES	-	-	-	-	-	-
19	DEFERRED REVENUE - ON-ROLL	1,062,541	262,980	279,416	206,823	168,410	1,980,171
20	DUE TO OTHER FUNDS	355,695	984	-	-	-	356,679
21	**TOTAL LIABILITIES**	**1,444,276**	**263,964**	**279,416**	**206,823**	**168,410**	**2,362,890**
22	**FUND BALANCE**						
23	NONSPENDABLE						
24	PREPAID & DEPOSITS	82,638	-	-	-	-	82,638
26	CAPITAL RESERVES	-	972,956	-	-	-	972,956
25	3-MONTH OPERATING CAPITAL	303,029	75,000	-	-	-	378,029
27	UNASSIGNED	60,026	250,603	451,857	177,810	145,876	1,086,173
28	**TOTAL FUND BALANCE**	**445,693**	**1,298,559**	**451,857**	**177,810**	**145,876**	**2,519,796**
29	**TOTAL LIABILITIES & FUND BALANCE**	**$ 1,889,969**	**$ 1,562,524**	**$ 731,274**	**$ 384,633**	**$ 314,286**	**$ 4,882,686**

Long Lake Ranch CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to November 30, 2023

		FY 2024 Amended Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	$ 319,149	$ 37,020	
3	EARLY PAYMENT DISCOUNT	(12,766)	-	$ 306,383
4	INTEREST & MISCELLANEOUS	-	8,435	8,435
5	**TOTAL REVENUE**	**306,383**	**45,455**	**(260,928)**
6	**EXPENDITURES**			
7	CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-
8	CONTINGENCY	-	-	-
9	**TOTAL EXPENDITURES**	**-**	**-**	**-**
10	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**306,383**	**45,455**	**(260,928)**
11	**OTHER FINANCING SOURCES & USES**			
12	COUNTY COLLECTION COSTS	(6,383)	-	
13	TRANSFERS IN	-	-	
14	TRANSFERS OUT	-	-	
15	**TOTAL OTHER FINANCING SOURCES & USES**	**(6,383)**	**-**	**6,383**
16	FUND BALANCE - BEGINNING	1,078,957	1,253,105	174,148
17	NET CHANGE IN FUND BALANCE	300,000	45,455	(254,545)
18	**FUND BALANCE - ENDING**	**$ 1,378,957**	**$ 1,298,559**	**$ (80,398)**
19	**ANALYSIS OF FUND BALANCE**			
20	ASSIGNED			
21	FUTURE CAPITAL IMPROVEMENTS	972,956	972,956	
22	WORKING CAPITAL	75,000	75,000	
23	UNASSIGNED	331,001	250,603	
24	**FUND BALANCE - ENDING**	**$ 1,378,957**	**$ 1,298,559**	

Long Lake Ranch CDD
Debt Service Fund - Series 2014
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to November 30, 2023

		FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	$ 318,750	$ 39,334	$ (279,416)
3	INTEREST REVENUE	-	4,303	4,303
4	MISC REVENUE	-	-	-
5	**TOTAL REVENUE**	**318,750**	**43,637**	**(275,113)**
6	**EXPENDITURES**			
7	INTEREST EXPENSE			
8	November 1, 2023	-	112,781	112,781
9	May 1, 2024	113,081	-	(113,081)
10	November 1, 2024	110,550	-	(110,550)
11	PRINCIPAL RETIREMENT			-
12	May 1, 2024	90,000	-	(90,000)
13	PRINCIPAL PREPAYMENT	-	-	-
14	**TOTAL EXPENDITURES**	**313,631**	**112,781**	**(200,850)**
15	**EXCESS OF REVENUE OVER (UNDER) EXP.**	**5,119**	**(69,144)**	**(74,263)**
16	**OTHER FINANCING SOURCES (USES)**			
17	TRANSFERS IN	-	-	-
18	TRANSFERS OUT	-	-	-
19	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
20	FUND BALANCE - BEGINNING	506,081	521,002	14,921
21	NET CHANGE IN FUND BALANCE	5,119	(69,144)	(74,263)
22	**FUND BALANCE - ENDING**	**$ 511,199**	**$ 451,857**	**$ (59,342)**

Long Lake Ranch CDD
Debt Service Fund - Series 2015
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to November 30, 2023

		FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	$ 235,938	$ 29,115	$ (206,823)
3	INTEREST REVENUE	-	2,078	2,078
4	**TOTAL REVENUE**	**235,938**	**31,192**	**(204,745)**
5	**EXPENDITURES**			
6	INTEREST EXPENSE			
7	November 1, 2023	-	86,319	86,319
8	May 1, 2024	86,319	-	(86,319)
9	November 1, 2024	84,369	-	(84,369)
10	PRINCIPAL RETIREMENT			-
11	May 1, 2024	65,000	-	(65,000)
12	**TOTAL EXPENDITURES**	**235,688**	**86,319**	**(149,369)**
13	**EXCESS OF REVENUE OVER (UNDER) EXP.**	**250**	**(55,126)**	**(55,376)**
14	**OTHER FINANCING SOURCES (USES)**			
15	TRANSFERS IN	-	-	-
16	TRANSFERS OUT	-	-	-
17	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
18	FUND BALANCE - BEGINNING	230,628	232,937	2,309
19	NET CHANGE IN FUND BALANCE	250	(55,126)	(55,376)
20	**FUND BALANCE - ENDING**	**$ 230,878**	**$ 177,810**	**$ (53,068)**

Long Lake Ranch CDD
Debt Service Fund - Series 2016
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to November 30, 2023

		FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	$ 191,881	$ 23,678	$ (168,203)
3	INTEREST REVENUE	-	1,626	1,626
4	**TOTAL REVENUE**	**191,881**	**25,304**	**(166,577)**
5	**EXPENDITURES**			
6	INTEREST EXPENSE			
7	November 1, 2023	-	61,800	61,800
8	May 1, 2024	61,800	-	(61,800)
9	November 1, 2024	60,500	-	(60,500)
10	PRINCIPAL RETIREMENT			-
11	May 1, 2024	65,000	-	(65,000)
12	PRINCIPAL PREPAYMENT	-	-	-
13	**TOTAL EXPENDITURES**	**187,300**	**61,800**	**(125,500)**
14	**EXCESS OF REVENUE OVER (UNDER) EXP.**	**4,581**	**(36,496)**	**(41,077)**
15	**OTHER FINANCING SOURCES (USES)**			
16	TRANSFERS IN	-	-	-
17	TRANSFERS OUT	-	-	-
18	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
19	FUND BALANCE - BEGINNING	189,530	182,372	(7,158)
20	NET CHANGE IN FUND BALANCE	4,581	(36,496)	(41,077)
21	**FUND BALANCE - ENDING**	**$ 194,111**	**$ 145,876**	**$ (48,235)**

Long Lake Ranch CDD
Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2023		**BOY Balance**				**671,423.72**
10/01/2023	1503	Egis Insurance & Risk Advisors	Insurance FY 10/1/23 - 10/1/24 Policy # 100123769		28,760.00	642,663.72
10/02/2023	100228	DCSI, Inc " Security & Sound"	Invoice: 31197 (Reference: Service Call 08.18.23.) Invoice: 31205 (Reference: Service Call 08..		1,418.50	641,245.22
10/02/2023	100229	GHS LLC	Invoice: 2023-452 (Reference: Aquatic Maintenance - Sep 2023.)		2,460.00	638,785.22
10/02/2023	100230	Kutak Rock LLP	Invoice: 3282409 (Reference: Legal Svcs - Aug 2023.) Invoice: 3282408 (Reference: Legal Svc		2,627.50	636,157.72
10/03/2023			Deposit	180.00		636,337.72
10/09/2023	01EFT100923	Duke Energy	000 Sunlake Blvd Lite 08/16/23-09/15/23		347.78	635,989.94
10/09/2023	02EFT100923	Duke Energy	Summary Bill 08/02-09/01/2023		12,278.30	623,711.64
10/10/2023	1ACH101023	Frontier	Phone and Internet -09/15 - 1014/23		209.03	623,502.61
10/10/2023	2ACH101023	Frontier	Phone and Internet - 9/15-10/14		110.99	623,391.62
10/10/2023	100231	DCSI, Inc " Security & Sound"	Invoice: 31198 (Reference: Service Call 08.18.23.)		125.00	623,266.62
10/10/2023	100232	Innersync	Invoice: 21697 (Reference: Annual Website/PDF Service, Oct 2023-Sep 2024.)		1,537.50	621,729.12
10/10/2023	100233	Cooper Pools Inc.	Invoice: 7419 (Reference: Foxtail Motor Replacement.)		750.00	620,979.12
10/11/2023	100234	Vesta Property Services, Inc.	Invoice: 413964 (Reference: Monthly Pool Maintenance.)		2,315.00	618,664.12
10/11/2023	100235	Coastal Waste & Recycling, Inc.	Invoice: SW0000413146 (Reference: Monthly Waste P/U - Oct 2023.)		103.04	618,561.08
10/12/2023	ACH101223	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 8/7-9/6/23		71.80	618,489.28
10/12/2023	100236	RedTree Landscape Systems	Invoice: 14999 (Reference: Landscape Enhancement.)		2,550.00	615,939.28
10/12/2023	100237	Romaner Graphics	Invoice: 21888 (Reference: Signage Repairs - remove graffiti/re-paint.)		2,000.00	613,939.28
10/12/2023	100238	Vesta Property Services	Invoice: 413964 (Reference: Monthly Pool Maintenance.)		2,315.00	611,624.28
10/12/2023	100239	Vesta District Services	Invoice: 413515 (Reference: Monthly Mgmt. Fee.) Invoice: 413516 (Reference: Annual Fee: Di		7,379.25	604,245.03
10/13/2023	1013ACH1	Engage PEO	BOS Mtg 10/5/23		141.80	604,103.23
10/13/2023	1013ACH2	George Smith, Jr	BOS Mtg 10/5/23		184.70	603,918.53
10/13/2023	1013ACH3	Heidi Clawson	BOS Mtg 10/5/23		184.70	603,733.83
10/13/2023	35	William Pellan	BOS Mtg 10/5/23		184.70	603,549.13
10/16/2023	100240	RedTree Landscape Systems	Invoice: 14966 ()		13,675.00	589,874.13
10/16/2023	100241	Vesta Property Services, Inc.	Invoice: 413654 (Reference: Clubhouse Management.)		6,139.83	583,734.30
10/16/2023	100242	Blue Water Aquatics, Inc.	Invoice: 100523- (Reference: Fountain Repairs & Maintenance.)		3,280.09	580,454.21
10/20/2023	1ACH102023	Pasco County Utilities Services Branch	0 Community Center 8/18-9/19/23		1,230.12	579,224.09
10/20/2023	2ACH102023	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 08/18/ -09/19/23		148.75	579,075.34
10/20/2023	EFT102023	Florida Department of Revenue	Sales Tax 3rd Qt 2023		156.75	578,918.59
10/22/2023	ACH102223	BANK UNITED VISA CC			978.81	577,939.78
10/24/2023	100243	Johnson Engineering, Inc.	Invoice: 43 (Reference: General Engineering Svcs.)		765.00	577,174.78
10/24/2023	100244	Romaner Graphics	Invoice: 21916 (Reference: Signage Repairs - Foxwood/Cornuta St & Lake Waters Pl.)		195.00	576,979.78
10/24/2023	100245	Vesta District Services	Invoice: 414275 (Reference: Billable Expenses - Sep 2023.)		17.73	576,962.05
10/31/2023	100246	DCSI, Inc " Security & Sound"	Invoice: 31298 (Reference: Reinstall pool IP camera back from service.)		125.00	576,837.05
10/31/2023	100247	Himes Electrical Service, Inc	Invoice: 23716 (Reference: Circuit Installation for Maint. Shed.)		3,531.12	573,305.93
10/31/2023		**EOM Balance**		**180.00**	**98,297.79**	**573,305.93**
11/06/2023	100248	Business Observer	Invoice: 23-01749P (Reference: Legal Advertising.)		76.56	573,229.37
11/06/2023	100249	GHS LLC	Invoice: 2023-525 (Reference: Aquatic Maintenance Program.)		1,875.00	571,354.37
11/06/2023	100250	Kutak Rock LLP	Invoice: 3297673 (Reference: Legal Svcs - Sep 2023.) Invoice: 3297672 (Reference: General Le		2,746.00	568,608.37
11/06/2023	100251	Vesta Property Services, Inc.	Invoice: 414444 (Reference: Amenity Management Services.)		6,139.83	562,468.54
11/06/2023	100252	Vesta Property Services	Invoice: WC0507 (Reference: Black mold treatment on Foxtail pool.)		256.50	562,212.04
11/06/2023	100253	Cooper Pools Inc.	Invoice: 7143 (Reference: Motor.)		850.00	561,362.04
11/07/2023			Deposit	277.50		561,639.54
11/07/2023			Deposit	11,973.45		573,612.99
11/08/2023	01ACH110823	Frontier	Phone and Internet -10/15 - 11/14/23		210.94	573,402.05
11/08/2023	EFT110823	Duke Energy	000 Sunlake Blvd Lite 09/16/23-10/17/23		347.78	573,054.27
11/08/2023			Deposit	120.00		573,174.27
11/08/2023	02ACH110823	Frontier	Phone and Internet - 10/15-11/14		110.99	573,063.28
11/09/2023	100254	RedTree Landscape Systems	Invoice: 15121 (Reference: Irrigation Repairs 10.05.23.) Invoice: 15283 (Reference: Monthly G		34,255.00	538,808.28

Long Lake Ranch CDD
Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/09/2023	100255	Coastal Waste & Recycling, Inc.	Invoice: SW0000434938 (Reference: Monthly Waste P/U - Nov 2023.)		2.63	538,805.65
11/09/2023	1109ACH1	Engage PEO	BOS Mtg 11/9/23		141.80	538,663.85
11/09/2023	1109ACH2	George Smith, Jr	BOS Mtg 11/9/23		184.70	538,479.15
11/09/2023	1109ACH3	Heidi Clawson	BOS Mtg 11/9/23		184.70	538,294.45
11/09/2023	36	William Pellan	BOS Mtg 11/9/23		184.70	538,109.75
11/13/2023	ACH111323	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/06/23-10/05/23		72.88	538,036.87
11/13/2023	100256	Vesta District Services	Invoice: 414390 (Reference: Monthly Mgmt. Fee.)		4,379.25	533,657.62
11/14/2023	1505	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2023/2024 Special District Fee Invoice/Update Form		175.00	533,482.62
11/14/2023	1506	Egis Insurance & Risk Advisors	Policy # WC100123769 10.01.23-10.01.24		850.00	532,632.62
11/14/2023	1507	Mike Fasano. Pasco County Tax Collector	Parcel ID 33-26-18-0030-0P200-0000, 2023 Solid Waste Assessment		96.00	532,536.62
11/14/2023	1508	Mike Fasano. Pasco County Tax Collector	Parcel ID 34-26-18-0020-00000-0P10, 2023 Solid Waste Assessment		718.81	531,817.81
11/14/2023			Deposit	105,268.80		637,086.61
11/15/2023			Deposit	7,631.00		644,717.61
11/16/2023	100257	GHS LLC	Invoice: 2023-513 (Reference: Monthly Aquatic Maint..) Invoice: 2023-526 (Reference: Wetlan		2,610.00	642,107.61
11/16/2023	100258	Blue Water Aquatics, Inc.	Invoice: 30835 (Reference: Fountain Motor Replacement.) Invoice: 30836 (Reference: Quarterl		4,509.01	637,598.60
11/17/2023	100259	American Illuminations & Decor	Invoice: 332 (Reference: Holiday Light Installation - 50% Balance.)		4,500.00	633,098.60
11/20/2023	1ACH112023	Pasco County Utilities Services Branch	0 Community Center 9/19-10/19/23		1,124.11	631,974.49
11/20/2023	100260	Johnson Engineering, Inc.	Invoice: 44 (Reference: Professional Services through November 5, 2023.)		637.50	631,336.99
11/20/2023	100261	Vesta Property Services, Inc.	Invoice: 415074 (Reference: October?23 Fees.) Invoice: 415093 (Reference: May 2023 Amenity		20,377.65	610,959.34
11/20/2023	ACH112023	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/19/ -10/19/23		170.67	610,788.67
11/21/2023	1509	LLS Tax Solutions Inc.	Arbitrage Services		650.00	610,138.67
11/21/2023	1510	US Bank	Admin + Incidental Fees 2015 A-1 & A-2		4,040.63	606,098.04
11/21/2023			Deposit	91,751.60		697,849.64
11/22/2023	ACH112223	BANK UNITED VISA CC			366.58	697,483.06
11/27/2023	100262	Business Observer	Invoice: 23-01924P (Reference: Legal Advertising.)		76.56	697,406.50
11/27/2023	100263	Kutak Rock LLP	Invoice: 3311982 (Reference: General Legal Matters - thru 10.10.23.) Invoice: 3311984 (Refere		2,225.00	695,181.50
11/27/2023	100264	Vesta Property Services, Inc.	Invoice: 415096 (Reference: Clubhouse Maint/Attendant Aug 2023.)		5,756.50	689,425.00
11/27/2023	100265	Vesta District Services	Invoice: 414937 (Reference: Billable Expenses - Oct 2023.)		23.34	689,401.66
11/29/2023			Deposit	69,727.57		759,129.23
11/30/2023	EFT113023	Duke Energy			25,047.69	734,081.54
11/30/2023		**EOM Balance**		**286,749.92**	**125,974.31**	**734,081.54**

Return to Agenda

EXHIBIT 7

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 **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	$76.56

Important Message

Please include our Serial # on your check

Pay by credit card online: 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, November 2, 2023, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

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

NOTICE

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Invoice

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

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

To:

Preserve at South Branch Community
Development District
250 International Parkway
Suite 208
Lake Mary, Florida 32746

Project: Preserve at South Branch
Proposal #: 23-210
P.O. #:

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**

K U T A K R O C K L L P

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

K U T A K R O C K L L P

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		

TOTAL FOR SERVICES RENDERED	$686.00
TOTAL CURRENT AMOUNT DUE	$686.00

Invoice

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

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

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

Total 6,139.83

Resident Services Invoice

Date 10/29/2023
Invoice # WC0507

Terms Due on receipt

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

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	1.65THP 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**

FRONTIER

LONG LAKE RANCH

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 23 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

800-801-6652

MyFrontier® app

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

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

6790 0007 NO RP 15 10162023 NNNNNNNN 01 000343 0002

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

Date of Bill 10/15/23
Account Number 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

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
LONG LAKE RANCH COMM DEV DIS
000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL
LITE LONG LAKE RCH V4 SL

Bill date Oct 18, 2023
For service Sep 16 - Oct 17
32 days

Account number **9100 8435 5645**

Billing summary

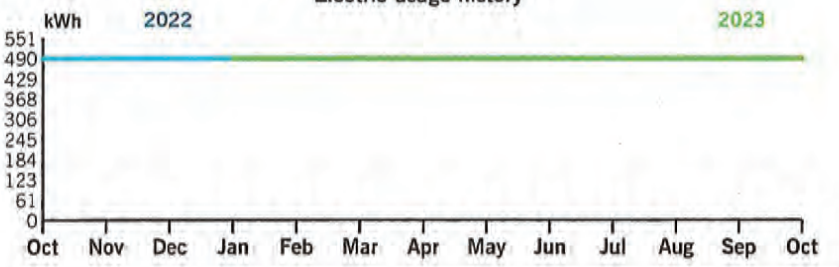
Previous Amount Due	$347.78
Payment Received Oct 10	-347.78
Current Lighting Charges	346.21
Taxes	1.57
Total Amount Due Nov 08	**$347.78**

Thank you for your payment.

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

Your usage snapshot

Electric usage history



Average temperature in degrees

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 0 8 2023

fb.def.duke.bills.20231017183943.81.afp-2553-000001058

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

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

Account number
9100 8435 5645

Amount due

$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 DPFG MC
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

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

8891008435564500066000000000000000347780000034778 3

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.

fb.def.duke.bills.20231017163943.81.afp-2554-0000001058

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**

fb.def.duke.bills.20231017183943.81.afp-2555-000001058

FRONTIER

LONG LAKE RANCH

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**

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WAYS TO PAY YOUR BILL

frontier.com/signupforautopay

800-801-6652

MyFrontier® app

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

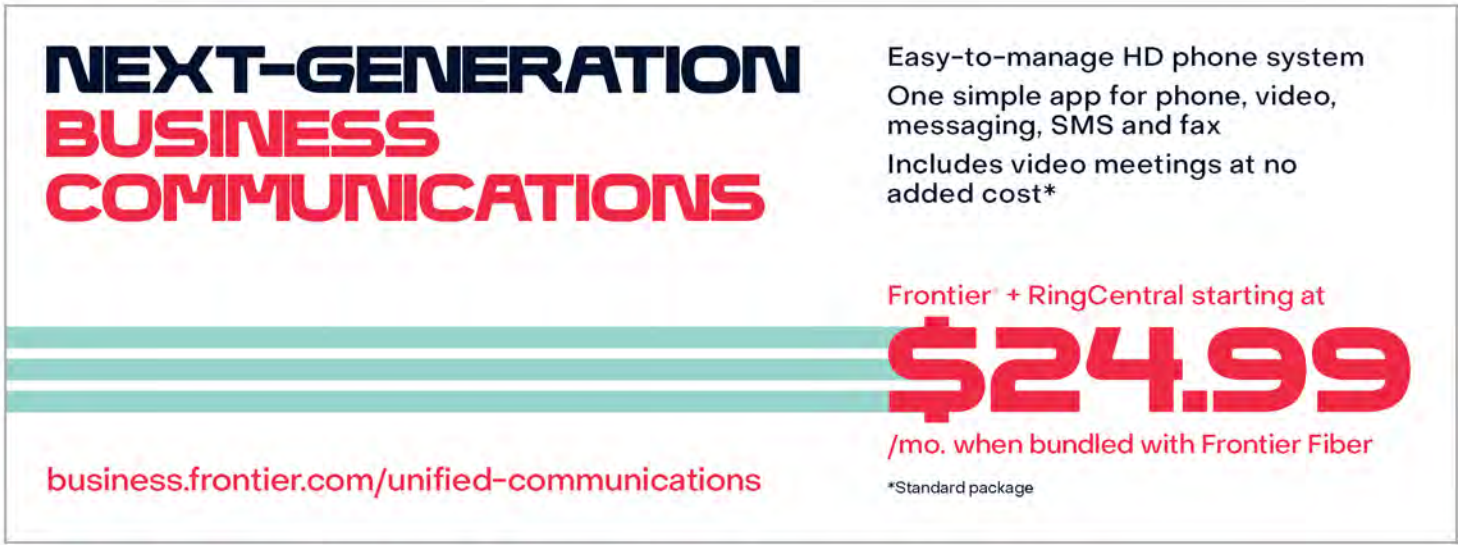
FRONTIER

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

Date of Bill **10/15/23**
Account Number **813-949-6028-061521-5**



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 **10/15/23**
Account Number **813-949-6028-061521-5**

CURRENT BILLING SUMMARY

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

Qty	Description	813/949-6028.0	Charge
	Non Basic Charges		
	Business Fiber Internet 500		105.99
	1 Usable Static IP Address		5.00
	Total Non Basic Charges		**110.99**

TOTAL 110.99

FRONTIER

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

Invoice 15121

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

DATE	PLEASE PAY	DUE DATE
10/23/2023	**$343.00**	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	PLEASE PAY	DUE DATE
11/01/2023	**$13,675.00**	11/01/2023

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

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	PLEASE PAY	DUE DATE
10/31/2023	**$3,875.00**	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	PLEASE PAY	DUE DATE
10/31/2023	**$16,362.00**	10/31/2023

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

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

0025756SW0169480000SW0000434938000000102635

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

Account #	Customer #
0929280	01307800

Please use the 15-digit number below when making a payment through your bank

092928001307800

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023. Please visit bit.ly/pcurates for details.

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 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

01307800509292804192741514000072887

250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

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

Date 11/01/2023

Invoice # 414390

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

In Reference To:

Monthly contracted management fees, as follows:

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:

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

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

(321)233-9939
sclimer@egisadvisors.com

Date
09/22/2023

Mike Fasano
Pasco County Tax Collector
Thank You for allowing us to serve you!

2023 Solid Waste Assessment

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	DEC 31	JAN 31	FEB 29	MAR 31	APR 30 *	MAY 31 *
$96.00	$97.00	$98.00	$99.00	$100.00	$101.50	$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 DEVELOPME
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 3326180030OP2000000 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 aways, 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

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

Vesta
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 <mscott@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

Vesta

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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Mike Fasano
Pasco County Tax Collector
Thank You for allowing us to serve you!

2023 Solid Waste Assessment

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

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Please detach here and return bottom part with payment

2023 Solid Waste Disposal Assessment. Total Fee Due If Paid By: 219 / 55

NOV 30	DEC 31	JAN 31	FEB 29	MAR 31	APR 30 *	MAY 31 *
$718.81	$726.30	$733.78	$741.27	$748.76	$759.99	$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 DEVELOPME
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
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C: 813-758-4841
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Accounts Payable, District Services

Vesta

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Invoice

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

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

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**

Invoice

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

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

To:

Long Lake Ranch CDD
DPFG Management & Consulting LLC
250 International Parkway, Suite 208
Lake Mary, FL 32746

Project: LLR Aquatic Maintenance
Proposal #: 21-213
P.O. #:

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**

THANK YOU for choosing Blue Water Aquatics, Inc.!

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	☑ Fountain / Aeration ☑ Special Service Agreement ☑ Follow-Up
Equipment Used	☑ 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**

THANK YOU for choosing Blue Water Aquatics, Inc.!

Aquatic Services Report

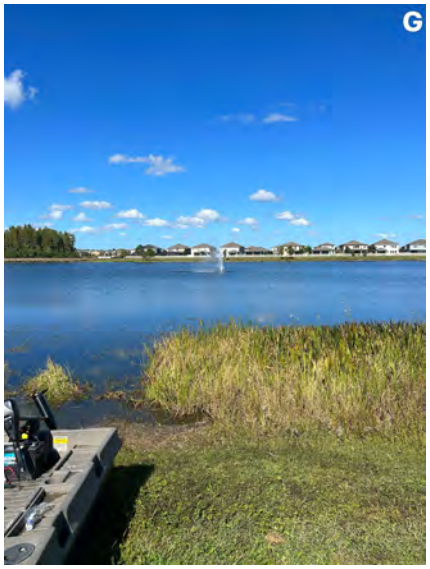
Technician
Chris Thompson

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	☑ Fountain / Aeration ☑ Special Service Agreement
Equipment Used	☑ 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 foontain

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	☑ Fountain / Aeration
Equipment Used	☑ 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

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

American Illuminations & Decor

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

(813) 758-4841
tdobson@dpfgmc.com

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

Account #	Customer #
0928090	01307800

Please use the 15-digit number below when making a payment through your bank

092809001307800

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023. Please visit bit.ly/pcurates for details.

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 pascoeasypay.pascocountyfl.net

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

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

01307800509280906193073432000112411 6

Johnson Engineering, Inc.
Remit To:
2122 Johnson Street
Fort Myers, FL 33901
Ph: 239.334.0046

Invoice

November 14, 2023
Project No: 20192175-000
Invoice No: 44

Project Manager Philip Chang

FEID #59-1173834

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

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

Invoice

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

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

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

Invoice

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

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

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

Invoice

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

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

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

Invoice

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

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

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

Invoice

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

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

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

Total 214.90

Invoice

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

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

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

Account #	Customer #
0928725	01307800

Please use the 15-digit number below when making a payment through your bank

092872501307800

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023. Please visit bit.ly/pcurates for details.

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 0 6

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

01307800509287257193073487000017067 5

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

Invoice Number:	7102210
Account Number:	250999000
Invoice Date:	10/25/2023
Direct Inquiries To:	Audette, James J
Phone:	(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 0 1 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 In This Relationship: 250999000 250999001 250999003 250999004 250999005

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**

BankUnited

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

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	-	$978.81CR
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 /
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

BankUnited

0047985101789776130000366580000366583

Automatic Payment

Account Number:	4798 5101 7897 7613

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

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

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	$978.81CR	
			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

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

BankUnited

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	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**	

1580008-134.31

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

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

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/} **Board of Supervisors Meeting on December 7, 2023** **RE:** Board of Supervisors Meeting on December 7, 2023 at 6:00pm **Published:** 11/17/2023	$76.56

Important Message

Please include our Serial # on your check

Pay by credit card online: 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.

K U T A K R O C K L L P

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

K U T A K R O C K L L P

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

TOTAL CURRENT AMOUNT DUE $2,060.00

Invoice

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

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

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

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

In Reference To:

Oct Billable Expenses

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.

duke-energy.com
877.372.8477

Your Summary Bill

LONG LAKE RANCH COMM DEV DIS

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

Collective account number **9300 0001 2497**

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.

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.

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 DPFG MC
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

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

fb.def.duke.bills.20231009211338.94.afp-173-000000002

8893000001249700066000122783000012481310002475961 9

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

fb.dsf.duke.bills.20231009211338.94.afp-175-000000002

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

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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	$15.20
			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 (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			
	Billed kWh	21.000			
			Regulatory Assessment Fee	0.02	$0.79
			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			
	Billed Usage:	1939			
	Billed kWh	1939.000			
			Regulatory Assessment Fee	0.24	$8.66
			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			

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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) Meter Number: 4522761 Bill Period: Sep 02 - Oct 02 Present Read: 934 Previous Read: 910 Billed Usage: 24 Billed kWh 24.000		Customer Charge 15.55 Energy Charge 2.47 Fuel Charge 1.35 Asset Securitization Charge 0.05 Minimum Bill Adjustment 10.58	$30.00
			Regulatory Assessment Fee 0.02 Gross Receipts Tax 0.77	$0.79
			Total	**$30.79**
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Sep 02 - Oct 02 54W MITCH LED PT CLR 76 SV FLAGLER ACR 9500L 4,312		Customer Charge 1.65 Energy Charge 209.92 Fuel Charge 231.25 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	$3,156.41
			Regulatory Assessment Fee 2.33 Gross Receipts Tax 11.43	$13.76
			Total	**$3,170.17**
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4465449 Bill Period: Sep 02 - Oct 02 Present Read: 2683 Previous Read: 2583 Billed Usage: 100 Billed kWh 100.000		Customer Charge 15.55 Energy Charge 10.28 Fuel Charge 5.63 Asset Securitization Charge 0.21	$31.67
			Regulatory Assessment Fee 0.02 Gross Receipts Tax 0.81	$0.83
			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) Meter Number: 222519 Bill Period: Sep 02 - Oct 02 Present Read: 303658 Previous Read: 293659 Billed Usage: 9999 Billed kWh 9999.000		Customer Charge 15.55 Energy Charge 1,027.71 Fuel Charge 562.94 Asset Securitization Charge 21.00	$1,627.20
			Regulatory Assessment Fee 1.20 Gross Receipts Tax 41.75	$42.95

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Billing details - continued

Account Information	Billing Details				Amounts
18888 LONG LAKE RANCH BLVD LUTZ FL 33558	Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	915368 Sep 02 - Oct 02 829 808 21 21.000	Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	1.18 0.04 11.08	
			Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
			Total		**$30.79**
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 2775809 Sep 02 - Oct 02 250 246 4 4.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	15.55 0.41 0.23 0.01 13.80	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
			Total		**$30.79**
			Total Amount Due		**$12,481.31**

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DUKE ENERGY.
duke-energy.com
877.372.8477

Your Summary Bill

LONG LAKE RANCH COMM DEV DIS

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

Collective account number **9300 0001 2497**

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.

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

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

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

DUKE ENERGY.

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 DPFG MC
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

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

8893000001249700066000124813100012566380002504769O

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.

fb.def.duke.bills.20231108213659.2.afp-160-000000002

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

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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**

fb.cef.duke.bills.20231108213659.2.afp-162-00000002

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

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Billing details - continued

Account Information	Billing Details			Amounts
	Present Read: 473 Previous Read: 456 Billed Usage: 17 Billed kWh 17.000		Asset Securitization Charge 0.04 Minimum Bill Adjustment 11.71	
			Regulatory Assessment Fee 0.02 Gross Receipts Tax 0.77	$0.79
			Total	**$30.79**
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 915209 Bill Period: Oct 03 - Nov 01 Present Read: 1544 Previous Read: 1519 Billed Usage: 25 Billed kWh 25.000		Customer Charge 15.55 Energy Charge 2.57 Fuel Charge 1.41 Asset Securitization Charge 0.05 Minimum Bill Adjustment 10.42	$30.00
			Regulatory Assessment Fee 0.02 Gross Receipts Tax 0.77	$0.79
			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) Meter Number: 4465473 Bill Period: Oct 03 - Nov 01 Present Read: 69721 Previous Read: 69500 Billed Usage: 221 Billed kWh 221.000		Customer Charge 15.55 Energy Charge 22.72 Fuel Charge 12.44 Asset Securitization Charge 0.46	$51.17
			Regulatory Assessment Fee 0.04 Gross Receipts Tax 1.31	$1.35
			Total	**$52.52**
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Oct 03 - Nov 01 54W MITCH LED PT CLR 38 SV FLAGLER ACR 9500L 2,205		Customer Charge 1.65 Energy Charge 107.29 Fuel Charge 118.21 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	$1,619.54
			Regulatory Assessment Fee 1.20 Gross Receipts Tax 5.86	$7.06
			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) Bill Period: Oct 03 - Nov 01 54W MITCH LED PT CLR 133		Customer Charge 1.65 Energy Charge 236.09 Fuel Charge 260.07 Asset Securitization Charge 3.01	$3,175.90

fb.def.duke.bills.20231108213659.2.afp-164-000000002

Billing details - continued

Account Information	Billing Details				Amounts
	54W MITCH LED TOPHAT	38	50MTCHTR III3K THRBM	18.24	
			SV FLAGLER ACR 9500L	1,087.10	
	50 MTCH III 3K F	19	50 MTCH III 3K F	21.44	
	50MTCHTR III3K THRBM	19	54W MITCH LED TOPHAT	36.48	
			54W MITCH LED PT CLR	127.68	
	SV DRC27500	1,296	SV DRC27500	136.68	
	SV FLAGLER ACR 9500L	3,430	SV FLAGLER ACR 9500L	128.80	
			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 MOUNT/1-4FIX	98.64	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	982.53	
			Regulatory Assessment Fee	2.35	$15.20
			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 (GS-1)		Customer Charge	15.55	$30.00
	Meter Number:	8246383	Energy Charge	2.05	
	Bill Period:	Oct 03 - Nov 01	Fuel Charge	1.13	
			Asset Securitization Charge	0.04	
	Present Read:	856	Minimum Bill Adjustment	11.23	
	Previous Read:	836			
	Billed Usage:	20			
	Billed kWh	20.000			
			Regulatory Assessment Fee	0.02	$0.79
			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	$319.86
	Meter Number:	1049785	Energy Charge	194.06	
	Bill Period:	Oct 03 - Nov 01	Fuel Charge	106.29	
			Asset Securitization Charge	3.96	
	Present Read:	71818			
	Previous Read:	69930			
	Billed Usage:	1888			
	Billed kWh	1888.000			
			Regulatory Assessment Fee	0.24	$8.45
			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 (GS-1)		Customer Charge	15.55	$309.70
	Meter Number:	4451364	Energy Charge	187.57	
	Bill Period:	Oct 03 - Nov 01	Fuel Charge	102.75	
			Asset Securitization Charge	3.83	
	Present Read:	78201			
	Previous Read:	76376			
	Billed Usage:	1825			

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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) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	2778290 Oct 03 - Nov 01 77000 75901 1099 1099.000	Customer Charge 15.55 Energy Charge 112.97 Fuel Charge 61.87 Asset Securitization Charge 2.31	$192.70
			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) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	8263689 Oct 03 - Nov 01 1143 1127 16 16.000	Customer Charge 15.55 Energy Charge 1.64 Fuel Charge 0.90 Asset Securitization Charge 0.03 Minimum Bill Adjustment 11.88	$30.00
			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) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	8246382 Oct 03 - Nov 01 605 573 32 32.000	Customer Charge 15.55 Energy Charge 3.29 Fuel Charge 1.80 Asset Securitization Charge 0.07 Minimum Bill Adjustment 9.29	$30.00
			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) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	4470114 Oct 03 - Nov 01 954 933 21 21.000	Customer Charge 15.55 Energy Charge 2.15 Fuel Charge 1.18 Asset Securitization Charge 0.04 Minimum Bill Adjustment 11.08	$30.00
			Regulatory Assessment Fee 0.02 Gross Receipts Tax 0.77	$0.79

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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) Meter Number: 4522761 Bill Period: Oct 03 - Nov 01 Present Read: 957 Previous Read: 934 Billed Usage: 23 Billed kWh 23.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	15.55 2.36 1.29 0.05 10.75	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
				Total	**$30.79**
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Oct 03 - Nov 01 54W MITCH LED PT CLR 57 SV FLAGLER ACR 9500L 4,312		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge SV FLAGLER ACR 9500L 54W MITCH LED PT CLR SV FLAGLER ACR 9500L 54W MITCH LED PT CLR 16 DEC CNCRT W/DEC BS/ WSHNGTN 35 TT CNCRT/N-FLD MOUNT/1-4FIX	1.65 209.01 230.25 2.67 1,366.64 54.72 161.92 4.17 1,103.83 8.22	$3,143.08
			Regulatory Assessment Fee Gross Receipts Tax	2.32 11.38	$13.70
				Total	**$3,156.78**
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4465449 Bill Period: Oct 03 - Nov 01 Present Read: 2783 Previous Read: 2683 Billed Usage: 100 Billed kWh 100.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	15.55 10.28 5.63 0.21	$31.67
			Regulatory Assessment Fee Gross Receipts Tax	0.02 0.81	$0.83
				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) Meter Number: 222519 Bill Period: Oct 03 - Nov 01 Present Read: 312986 Previous Read: 303658 Billed Usage: 9328 Billed kWh 9328.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	15.55 958.73 525.17 19.59	$1,519.04
			Regulatory Assessment Fee	1.12	$40.10

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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) Meter Number: 915370 Bill Period: Oct 03 - Nov 01 Present Read: 972 Previous Read: 944 Billed Usage: 28 Billed kWh 28.000		Customer Charge 15.55 Energy Charge 2.88 Fuel Charge 1.58 Asset Securitization Charge 0.06 Minimum Bill Adjustment 9.93	$30.00
			Regulatory Assessment Fee 0.02 Gross Receipts Tax 0.77	$0.79
			Total	**$30.79**
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 5407312 Bill Period: Oct 03 - Nov 01 Present Read: 279620 Previous Read: 276044 Billed Usage: 3576 Billed kWh 3576.000		Customer Charge 15.55 Energy Charge 367.54 Fuel Charge 201.33 Asset Securitization Charge 7.51	$591.93
			Regulatory Assessment Fee 0.44 Gross Receipts Tax 15.19	$15.63
			Total	**$607.56**
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 2778178 Bill Period: Oct 03 - Nov 01 Present Read: 32976 Previous Read: 31359 Billed Usage: 1617 Billed kWh 1617.000		Customer Charge 15.55 Energy Charge 166.20 Fuel Charge 91.04 Asset Securitization Charge 3.40	$276.19
			Regulatory Assessment Fee 0.20 Gross Receipts Tax 7.09	$7.29
			Total	**$283.48**
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 1015813 Bill Period: Oct 03 - Nov 01 Present Read: 259879 Previous Read: 256719 Billed Usage: 3160 Billed kWh 3160.000		Customer Charge 15.55 Energy Charge 324.78 Fuel Charge 177.91 Asset Securitization Charge 6.64	$524.88
			Regulatory Assessment Fee 0.39 Gross Receipts Tax 13.47	$13.86
			Total	**$538.74**
910089365879 LONG LAKE RANCH COMM DEV DIS	General Service Non-Demand Sec (GS-1)		Customer Charge 15.55	$30.00

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Billing details - continued

Account Information	Billing Details				Amounts
18888 LONG LAKE RANCH BLVD LUTZ FL 33558	Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	915368 Oct 03 - Nov 01 851 829 22 22.000	Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	2.26 1.24 0.05 10.90	
			Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
			Total		**$30.79**
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 2775809 Oct 03 - Nov 01 253 250 3 3.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	15.55 0.30 0.17 0.01 13.97	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
			Total		**$30.79**
			Total Amount Due		**$12,566.38**

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Return to Agenda

EXHIBIT 8

Long Lake Ranch
Community Development District

Financial Statements
(Unaudited)

Preliminary

December 31, 2023

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

		FY 2024 Month of October	FY 2024 Month of November	FY 2024 Month of December	FY 2024 Total Actual Year-to-Date	FY 2024 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1	**REVENUE**							
2	**ASSESSMENTS LEVIED**							
3	ASSESSMENTS LEVIED (NET ON-ROLL)	$ -	$ 149,575	$ 1,000,489	$ 1,150,064	$ 1,289,485	$ (139,422)	89%
4	EARLY PAYMENT DISCOUNT	-	-	-	-	(51,579)	51,579	0%
5	**ADDITIONAL REVENUE**							
6	TENNIS	120	120	120	360	-	360	
7	ROOM RENTALS	60	240	60	360	-	360	
8	INTEREST	-	-	-	-	-	-	
9	ADVERTISEMENT RENTAL	800	800	800	2,400	-	2,400	
10	MISC. REVENUE	-	38	50	88	-	88	
11	FUND BALANCE FORWARD (removed)	-	-	-	-	-	-	
12	**TOTAL REVENUE**	**$ 980**	**$ 150,772**	**$ 1,001,519**	**$ 1,153,271**	**$ 1,237,906**	**$ (84,635)**	**93%**
13	**EXPENDITURES**							
14	**ADMINISTRATIVE**							
15	SUPERVISORS - REGULAR MEETINGS	$ 600	$ 600	$ 600	$ 1,800	$ 9,600	$ (7,800)	19%
16	SUPERVISORS - WORKSHOPS	-	-	-	-	800	(800)	0%
17	PAYROLL TAXES (BOS)	46	46	46	138	734	(597)	19%
18	PAYROLL SERVICES FEES	50	50	50	150	600	(450)	25%
19	DISTRICT MANAGEMENT	1,667	1,667	1,667	5,000	20,000	(15,000)	25%
20	ADMINISTRATIVE	917	917	917	2,750	11,000	(8,250)	25%
21	ACCOUNTING	917	917	917	2,750	11,000	(8,250)	25%
22	ASSESSMENT ROLL PREPARATION	417	417	417	1,250	5,000	(3,750)	25%
23	DISSEMINATION AGENT	3,000	-	-	3,000	3,000	-	100%
24	DISTRICT COUNSEL	2,746	2,225	2,359	7,330	35,000	(27,670)	21%
25	DISTRICT ENGINEER	765	638	85	1,488	14,000	(12,513)	11%
26	ARBITRAGE REBATE CALCULATION	-	-	-	-	1,500	(1,500)	0%
27	TRUSTEE FEES	4,041	-	-	4,041	15,701	(11,660)	26%
28	BANK FEES	-	-	-	-	150	(150)	0%
29	AUDITING	-	-	-	-	6,000	(6,000)	0%
30	REGULATORY PERMITS AND FEES	175	-	-	175	175	-	100%
31	TAX COLLECTOR/PROPERTY TAXES	157	-	-	157	250	(93)	63%
32	LEGAL ADVERTISING	77	77	63	217	1,500	(1,283)	14%
33	WEBSITE HOSTING	1,579	42	-	1,621	1,600	21	101%
34	**TOTAL ADMINISTRATIVE**	**17,152**	**7,593**	**7,120**	**31,865**	**137,610**	**(105,746)**	**23%**
35	**INSURANCE**							
36	GENERAL LIABILITY/PROPERTY INSURANCE	29,610	-	-	29,610	27,154	2,456	109%
37	**TOTAL INSURANCE**	**29,610**	-	-	**29,610**	**27,154**	**2,456**	**109%**

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

		FY 2024 Month of October	FY 2024 Month of November	FY 2024 Month of December	FY 2024 Total Actual Year-to-Date	FY 2024 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
38	**UTILITIES**							
39	UTILITIES - ELECTRICITY	-	4,628	5,347	9,974	60,000	(50,026)	17%
40	UTILITIES - STREETLIGHTS	174	8,286	8,309	16,769	115,000	(98,231)	15%
41	UTILITIES - WATER/SEWER	1,452	1,368	1,696	4,516	11,000	(6,484)	41%
42	UTILITIES - SOLID WASTE ASSESSMENT	-	815	-	815	1,500	(685)	54%
43	UTILITIES - SOLID WASTE REMOVAL	103	103	102	307	2,500	(2,193)	12%
44	**TOTAL UTILITIES**	**1,729**	**15,199**	**15,453**	**32,381**	**190,000**	**(157,619)**	**17%**
45	**SECURITY**							
46	SECURITY REPAIRS & MAINTENANCE	125	-	694	819	7,500	(6,681)	11%
47	**TOTAL SECURITY**	**125**	**-**	**694**	**819**	**7,500**	**(6,681)**	**11%**
48	**COMMUNITY MAINTENANCE**							
49	FIELD SERVICES	421	421	338	1,179	5,051	(3,871)	23%
50	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	7,789	337	226	8,352	4,000	4,352	209%
51	AQUATIC MAINTENANCE	2,460	2,460	2,460	7,380	29,520	(22,140)	25%
52	MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	-	3,100	(3,100)	0%
53	AQUATIC PLANT REPLACEMENT	-	-	-	-	2,750	(2,750)	0%
54	FISH STOCKING	-	-	-	-	11,100	(11,100)	0%
55	LAKE & POND MAINTENANCE	-	-	-	-	20,000	(20,000)	0%
56	ENTRY & WALLS MAINTENANCE	-	-	-	-	5,500	(5,500)	0%
57	LANDSCAPE MAINTENANCE - CONTRACT	13,675	13,675	13,675	41,025	172,305	(131,280)	24%
58	LANDSCAPE REPLACEMENT MULCH	-	-	-	-	70,000	(70,000)	0%
59	LANDSCAPE REPLACEMENT ANNUALS	-	8,181	-	8,181	29,000	(20,819)	28%
60	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	-	-	-	-	45,000	(45,000)	0%
61	TREE TRIMMING & MAINTENANCE	-	8,500	-	8,500	16,000	(7,500)	53%
62	OTHER LANDSCAPE -FIRE ANT TREAT	-	-	-	-	4,500	(4,500)	0%
63	IRRIGATION REPAIRS & MAINTENANCE	4,218	104	-	4,322	12,000	(7,678)	36%
64	DECORATIVE LIGHT MAINTENANCE	4,500	4,500	-	9,000	9,050	(50)	99%
65	PRESSURE WASHING	-	-	-	-	35,000	(35,000)	0%
66	VOLUNTEER SUPPLIES	-	-	-	-	2,000	(2,000)	0%
67	FIELD CONTINGENCY	150	-	(1,833)	(1,683)	40,000	(41,683)	-4%
68	**TOTAL PHYSICAL ENVIRONMENT**	**33,213**	**38,178**	**14,865**	**86,256**	**515,876**	**(429,619)**	**17%**

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

		FY 2024 Month of October	FY 2024 Month of November	FY 2024 Month of December	FY 2024 Total Actual Year-to-Date	FY 2024 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
69	**ROAD & STREET FACILITIES**							
70	SIDEWALK REPAIR & MAINTENANCE	-	-	-	-	1,000	(1,000)	0%
71	ROADWAY REPAIR & MAINTENANCE	-	-	-	-	1,000	(1,000)	0%
72	SIGNAGE REPAIR & REPLACEMENT	-	-	46	46	5,000	(4,954)	1%
73	**TOTAL ROAD & STREET FACILITIES**	**-**	**-**	**46**	**46**	**7,000**	**(6,954)**	**1%**
74	**AMENITY MAINTENANCE**							
75	CLUBHOUSE MANAGEMENT	9,623	8,591	8,857	27,072	129,857	(102,785)	21%
76	POOL MAINTENANCE - CONTRACT	2,315	2,315	950	5,580	28,608	(23,028)	20%
77	DOG WASTE STATION SUPPLIES	134	-	-	134	5,460	(5,326)	2%
78	AMENITY MAINTENANCE & REPAIR	198	494	1,130	1,822	21,000	(19,178)	9%
79	OFFICE SUPPLIES	57	109	-	166	1,200	(1,034)	14%
80	FURNITURE REPAIR/REPLACEMENT	-	-	-	-	1,750	(1,750)	0%
81	POOL REPAIRS	257	-	589	845	2,000	(1,155)	42%
82	POOL PERMITS	-	-	-	-	1,000	(1,000)	0%
83	COMMUNICATIONS (TEL, FAX, INTERNET)	322	322	322	966	5,000	(4,034)	19%
84	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	-	-	-	-	2,000	(2,000)	0%
85	COMPUTER SUPPORT MAINTENANCE & REPAIR	-	-	-	-	1,000	(1,000)	0%
86	PARK & PLAYGROUND MAINTENANCE & REPAIRS	195	47	200	442	6,600	(6,158)	7%
87	PEST CONTROL	-	300	-	300	2,460	(2,160)	12%
88	CLUBHOUSE JANITORIAL SUPPLIES	-	-	48	48	3,000	(2,952)	2%
89	**TOTAL PARKS AND RECREATION**	**13,102**	**12,178**	**12,096**	**37,376**	**210,935**	**(173,559)**	**18%**
90	**PROJECT BUDGET**							
91	CAPITAL IMPROVEMENT PLAN	3,531	-	(1,633)	1,898	116,042	(114,144)	2%
92	**TOTAL PROJECT BUDGET**	**3,531**	**-**	**(1,633)**	**1,898**	**116,042**	**(114,144)**	**2%**
93	**TOTAL EXPENDITURES**	**98,461**	**73,148**	**48,641**	**220,250**	**1,212,116**	**(991,866)**	**18%**
94	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**(97,481)**	**77,624**	**952,878**	**933,021**	**25,790**	**907,231**	
95	**OTHER FINANCING SOURCES & USES**							
96	COUNTY COLLECTION COSTS	-	-	-	-	(25,790)	25,790	
97	TRANSFERS IN	-	-	-	-	-	-	
98	TRANSFERS OUT	-	-	-	-	-	-	
99	**TOTAL OTHER FINANCING RESOURCES & USES**	**-**	**-**	**-**	**-**	**(25,790)**	**25,790**	
100	FUND BALANCE - BEGINNING - UNAUDITED				465,450	472,887	(7,438)	
	NET CHANGE IN FUND BALANCE	(97,481)	77,624	952,878	933,021	-	933,021	
	FUND BALANCE - ENDING - PROJECTED			**$ -**	**$ 1,398,470**	**$ 472,887**	**925,583**	

Long Lake Ranch CDD
Balance Sheet
December 31, 2023

		General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
1	**ASSETS**						
2	OPERATING ACCOUNT - BU	$ 2,544,747	$ -	$ -	$ -	$ -	$ 2,544,747
3	MONEY MARKET ACCOUNT - BU	-	950,179	-	-	-	950,179
4	RESERVE ACCOUNT - BU	-	92,778	-	-	-	92,778
5	TRUST ACCOUNTS:						-
6	REVENUE FUND	-	-	94,316	30,529	23,884	148,729
7	RESERVE FUND	-		317,500	117,969	95,941	531,409
8	PREPAYMENT FUND	-	-	1,250	-	2,217	3,467
9	ACCOUNTS RECEIVABLE	3,850	-	-	-	-	3,850
10	ASSESSMENTS RECEIVABLE - ON ROLL	62,053	15,358	16,318	12,079	9,823	115,630
11	DUE FROM OTHER FUNDS	-	507,537	303,571	224,702	182,745	1,218,555
12	PREPAID EXPENSES	30,753	-	-	-	-	30,753
13	DEPOSITS	49,570	-	-	-	-	49,570
14	**TOTAL ASSETS**	**$ 2,690,972**	**$ 1,565,852**	**$ 732,955**	**$ 385,278**	**$ 314,610**	**$ 5,689,667**
15	**LIABILITIES**						
16	ACCOUNTS PAYABLE	$ 11,894	$ -	$ -	$ -	$ -	$ 11,894
17	SALES TAX	-	-	-			-
18	ACCRUED EXPENSES	-	-	-	-	-	-
19	DEFERRED REVENUE - ON-ROLL	62,053	15,358	16,318	12,079	9,823	115,630
20	DUE TO OTHER FUNDS	1,218,555	-	-	-	-	1,218,555
21	**TOTAL LIABILITIES**	**1,292,502**	**15,358**	**16,318**	**12,079**	**9,823**	**1,346,079**
22	**FUND BALANCE**						
23	NONSPENDABLE						
24	PREPAID & DEPOSITS	80,323	-	-	-	-	80,323
26	CAPITAL RESERVES	-	972,956	-	-	-	972,956
25	3-MONTH OPERATING CAPITAL	303,029	75,000	-	-	-	378,029
27	UNASSIGNED	1,015,119	502,538	716,637	373,200	304,787	2,912,280
28	**TOTAL FUND BALANCE**	**1,398,470**	**1,550,494**	**716,637**	**373,200**	**304,787**	**4,343,587**
29	**TOTAL LIABILITIES & FUND BALANCE**	**$ 2,690,972**	**$ 1,565,852**	**$ 732,955**	**$ 385,278**	**$ 314,610**	**$ 5,689,667**

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

		FY 2024 Amended Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	$ 319,149	$ 284,642	
3	EARLY PAYMENT DISCOUNT	(12,766)	-	$ 306,383
4	INTEREST & MISCELLANEOUS	-	12,747	12,747
5	**TOTAL REVENUE**	**306,383**	**297,389**	**(8,994)**
6	**EXPENDITURES**			
7	CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-
8	CONTINGENCY	-	-	-
9	**TOTAL EXPENDITURES**	**-**	**-**	**-**
10	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**306,383**	**297,389**	**(8,994)**
11	**OTHER FINANCING SOURCES & USES**			
12	COUNTY COLLECTION COSTS	(6,383)	-	
13	TRANSFERS IN	-	-	
14	TRANSFERS OUT	-	-	
15	**TOTAL OTHER FINANCING SOURCES & USES**	**(6,383)**	**-**	**6,383**
16	FUND BALANCE - BEGINNING	1,078,957	1,253,105	174,148
17	NET CHANGE IN FUND BALANCE	300,000	297,389	(2,611)
18	**FUND BALANCE - ENDING**	**$ 1,378,957**	**$ 1,550,494**	**$ 171,537**
19	**ANALYSIS OF FUND BALANCE**			
20	ASSIGNED			
21	FUTURE CAPITAL IMPROVEMENTS	972,956	972,956	
22	WORKING CAPITAL	75,000	75,000	
23	UNASSIGNED	331,001	502,538	
24	**FUND BALANCE - ENDING**	**$ 1,378,957**	**$ 1,550,494**	

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

		FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	$ 318,750	$ 302,432	$ (16,318)
3	INTEREST REVENUE	-	5,984	5,984
4	MISC REVENUE	-	-	-
5	**TOTAL REVENUE**	**318,750**	**308,416**	**(10,334)**
6	**EXPENDITURES**			
7	INTEREST EXPENSE			
8	November 1, 2023	-	112,781	112,781
9	May 1, 2024	113,081	-	(113,081)
10	November 1, 2024	110,550	-	(110,550)
11	PRINCIPAL RETIREMENT			-
12	May 1, 2024	90,000	-	(90,000)
13	PRINCIPAL PREPAYMENT	-	-	-
14	**TOTAL EXPENDITURES**	**313,631**	**112,781**	**(200,850)**
15	**EXCESS OF REVENUE OVER (UNDER) EXP.**	**5,119**	**195,635**	**190,516**
16	**OTHER FINANCING SOURCES (USES)**			
17	TRANSFERS IN	-	-	-
18	TRANSFERS OUT	-	-	-
19	**TOTAL OTHER FINANCING SOURCES (USES)**	-	-	-
20	FUND BALANCE - BEGINNING	506,081	521,002	14,921
21	NET CHANGE IN FUND BALANCE	5,119	195,635	190,516
22	**FUND BALANCE - ENDING**	**$ 511,199**	**$ 716,637**	**$ 205,437**

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

		FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	$ 235,938	$ 223,859	$ (12,079)
3	INTEREST REVENUE	-	2,723	2,723
4	**TOTAL REVENUE**	**235,938**	**226,582**	**(9,356)**
5	**EXPENDITURES**			
6	INTEREST EXPENSE			
7	November 1, 2023	-	86,319	86,319
8	May 1, 2024	86,319	-	(86,319)
9	November 1, 2024	84,369	-	(84,369)
10	PRINCIPAL RETIREMENT			-
11	May 1, 2024	65,000	-	(65,000)
12	**TOTAL EXPENDITURES**	**235,688**	**86,319**	**(149,369)**
13	**EXCESS OF REVENUE OVER (UNDER) EXP.**	**250**	**140,263**	**140,013**
14	**OTHER FINANCING SOURCES (USES)**			
15	TRANSFERS IN	-	-	-
16	TRANSFERS OUT	-	-	-
17	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
18	FUND BALANCE - BEGINNING	230,628	232,937	2,309
19	NET CHANGE IN FUND BALANCE	250	140,263	140,013
20	**FUND BALANCE - ENDING**	**$ 230,878**	**$ 373,200**	**$ 142,322**

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

		FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	$ 191,881	$ 182,058	$ (9,823)
3	INTEREST REVENUE	-	2,157	2,157
4	**TOTAL REVENUE**	**191,881**	**184,215**	**(7,666)**
5	**EXPENDITURES**			
6	INTEREST EXPENSE			
7	November 1, 2023	-	61,800	61,800
8	May 1, 2024	61,800	-	(61,800)
9	November 1, 2024	60,500	-	(60,500)
10	PRINCIPAL RETIREMENT			-
11	May 1, 2024	65,000	-	(65,000)
12	PRINCIPAL PREPAYMENT	-	-	-
13	**TOTAL EXPENDITURES**	**187,300**	**61,800**	**(125,500)**
14	**EXCESS OF REVENUE OVER (UNDER) EXP.**	**4,581**	**122,415**	**117,834**
15	**OTHER FINANCING SOURCES (USES)**			
16	TRANSFERS IN	-	-	-
17	TRANSFERS OUT	-	-	-
18	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
19	FUND BALANCE - BEGINNING	189,530	182,372	(7,158)
20	NET CHANGE IN FUND BALANCE	4,581	122,415	117,834
21	**FUND BALANCE - ENDING**	**$ 194,111**	**$ 304,787**	**$ 110,675**

Long Lake Ranch CDD
Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2023		**BOY Balance**				**671,423.72**
10/01/2023	1503	Egis Insurance & Risk Advisors	Insurance FY 10/1/23 - 10/1/24 Policy # 100123769		28,760.00	642,663.72
10/02/2023	100228	DCSI, Inc " Security & Sound"	Invoice: 31197 (Reference: Service Call 08.18.23.) Invoice: 31205 (Reference: Service Call 08		1,418.50	641,245.22
10/02/2023	100229	GHS LLC	Invoice: 2023-452 (Reference: Aquatic Maintenance - Sep 2023.)		2,460.00	638,785.22
10/02/2023	100230	Kutak Rock LLP	Invoice: 3282409 (Reference: Legal Svcs - Aug 2023.) Invoice: 3282408 (Reference: Legal Sv		2,627.50	636,157.72
10/03/2023			Deposit	180.00		636,337.72
10/09/2023	01EFT100923	Duke Energy	000 Sunlake Blvd Lite 08/16/23-09/15/23		347.78	635,989.94
10/09/2023	02EFT100923	Duke Energy	Summary Bill 08/02-09/01/2023		12,278.30	623,711.64
10/10/2023	1ACH101023	Frontier	Phone and Internet -09/15 - 1014/23		209.03	623,502.61
10/10/2023	2ACH101023	Frontier	Phone and Internet - 9/15-10/14		110.99	623,391.62
10/10/2023	100231	DCSI, Inc " Security & Sound"	Invoice: 31198 (Reference: Service Call 08.18.23.)		125.00	623,266.62
10/10/2023	100232	Innersync	Invoice: 21697 (Reference: Annual Website/PDF Service, Oct 2023-Sep 2024.)		1,537.50	621,729.12
10/10/2023	100233	Cooper Pools Inc.	Invoice: 7419 (Reference: Foxtail Motor Replacement.)		750.00	620,979.12
10/11/2023	100234	Vesta Property Services, Inc.	Invoice: 413964 (Reference: Monthly Pool Maintenance.)		2,315.00	618,664.12
10/11/2023	100235	Coastal Waste & Recycling, Inc.	Invoice: SW0000413146 (Reference: Monthly Waste P/U - Oct 2023.)		103.04	618,561.08
10/12/2023	ACH101223	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 8/7-9/6/23		71.80	618,489.28
10/12/2023	100236	RedTree Landscape Systems	Invoice: 14999 (Reference: Landscape Enhancement.)		2,550.00	615,939.28
10/12/2023	100237	Romaner Graphics	Invoice: 21888 (Reference: Signage Repairs - remove graffiti/re-paint.)		2,000.00	613,939.28
10/12/2023	100238	Vesta Property Services	Invoice: 413964 (Reference: Monthly Pool Maintenance.)		2,315.00	611,624.28
10/12/2023	100239	Vesta District Services	Invoice: 413515 (Reference: Monthly Mgmt. Fee.) Invoice: 413516 (Reference: Annual Fee: I		7,379.25	604,245.03
10/13/2023	1013ACH1	Engage PEO	BOS Mtg 10/5/23		141.80	604,103.23
10/13/2023	1013ACH2	George Smith, Jr	BOS Mtg 10/5/23		184.70	603,918.53
10/13/2023	1013ACH3	Heidi Clawson	BOS Mtg 10/5/23		184.70	603,733.83
10/13/2023	35	William Pellan	BOS Mtg 10/5/23		184.70	603,549.13
10/16/2023	100240	RedTree Landscape Systems	Invoice: 14966 ()		13,675.00	589,874.13
10/16/2023	100241	Vesta Property Services, Inc.	Invoice: 413654 (Reference: Clubhouse Management.)		6,139.83	583,734.30
10/16/2023	100242	Blue Water Aquatics, Inc.	Invoice: 100523- (Reference: Fountain Repairs & Maintenance.)		3,280.09	580,454.21
10/20/2023	1ACH102023	Pasco County Utilities Services Branch	0 Community Center 8/18-9/19/23		1,230.12	579,224.09
10/20/2023	2ACH102023	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 08/18/ -09/19/23		148.75	579,075.34
10/20/2023	EFT102023	Florida Department of Revenue	Sales Tax 3rd Qt 2023		156.75	578,918.59
10/22/2023	ACH102223	BANK UNITED VISA CC			978.81	577,939.78
10/24/2023	100243	Johnson Engineering, Inc.	Invoice: 43 (Reference: General Engineering Svcs.)		765.00	577,174.78
10/24/2023	100244	Romaner Graphics	Invoice: 21916 (Reference: Signage Repairs - Foxwood/Cornuta St & Lake Waters Pl.)		195.00	576,979.78
10/24/2023	100245	Vesta District Services	Invoice: 414275 (Reference: Billable Expenses - Sep 2023.)		17.73	576,962.05
10/31/2023	100246	DCSI, Inc " Security & Sound"	Invoice: 31298 (Reference: Reinstall pool IP camera back from service.)		125.00	576,837.05
10/31/2023	100247	Himes Electrical Service, Inc	Invoice: 23716 (Reference: Circuit Installation for Maint. Shed.)		3,531.12	573,305.93
10/31/2023		**EOM Balance**		**180.00**	**98,297.79**	**573,305.93**
11/06/2023	100248	Business Observer	Invoice: 23-01749P (Reference: Legal Advertising.)		76.56	573,229.37
11/06/2023	100249	GHS LLC	Invoice: 2023-525 (Reference: Aquatic Maintenance Program.)		1,875.00	571,354.37
11/06/2023	100250	Kutak Rock LLP	Invoice: 3297673 (Reference: Legal Svcs - Sep 2023.) Invoice: 3297672 (Reference: General l		2,746.00	568,608.37
11/06/2023	100251	Vesta Property Services, Inc.	Invoice: 414444 (Reference: Amenity Management Services.)		6,139.83	562,468.54
11/06/2023	100252	Vesta Property Services	Invoice: WC0507 (Reference: Black mold treatment on Foxtail pool.)		256.50	562,212.04
11/06/2023	100253	Cooper Pools Inc.	Invoice: 7143 (Reference: Motor.)		850.00	561,362.04
11/07/2023			Deposit	277.50		561,639.54
11/07/2023			Deposit	11,973.45		573,612.99
11/08/2023	01ACH110823	Frontier	Phone and Internet -10/15 - 11/14/23		210.94	573,402.05
11/08/2023	EFT110823	Duke Energy	000 Sunlake Blvd Lite 09/16/23-10/17/23		347.78	573,054.27
11/08/2023			Deposit	120.00		573,174.27
11/08/2023	02ACH110823	Frontier	Phone and Internet - 10/15-11/14		110.99	573,063.28

Long Lake Ranch CDD
Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/09/2023	100254	RedTree Landscape Systems	Invoice: 15121 (Reference: Irrigation Repairs 10.05.23.) Invoice: 15283 (Reference: Monthly		34,255.00	538,808.28
11/09/2023	100255	Coastal Waste & Recycling, Inc.	Invoice: SW0000434938 (Reference: Monthly Waste P/U - Nov 2023.)		2.63	538,805.65
11/09/2023	1109ACH1	Engage PEO	BOS Mtg 11/9/23		141.80	538,663.85
11/09/2023	1109ACH2	George Smith, Jr	BOS Mtg 11/9/23		184.70	538,479.15
11/09/2023	1109ACH3	Heidi Clawson	BOS Mtg 11/9/23		184.70	538,294.45
11/09/2023	36	William Pellan	BOS Mtg 11/9/23		184.70	538,109.75
11/13/2023	ACH111323	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/06/23-10/05/23		72.88	538,036.87
11/13/2023	100256	Vesta District Services	Invoice: 414390 (Reference: Monthly Mgmt. Fee.)		4,379.25	533,657.62
11/14/2023	1505	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2023/2024 Special District Fee Invoice/Update Form		175.00	533,482.62
11/14/2023	1506	Egis Insurance & Risk Advisors	Policy # WC100123769 10.01.23-10.01.24		850.00	532,632.62
11/14/2023	1507	Mike Fasano. Pasco County Tax Collector	Parcel ID 33-26-18-0030-0P200-0000, 2023 Solid Waste Assessment		96.00	532,536.62
11/14/2023	1508	Mike Fasano. Pasco County Tax Collector	Parcel ID 34-26-18-0020-00000-0P10, 2023 Solid Waste Assessment		718.81	531,817.81
11/14/2023			Deposit	105,268.80		637,086.61
11/15/2023			Deposit	7,631.00		644,717.61
11/16/2023	100257	GHS LLC	Invoice: 2023-513 (Reference: Monthly Aquatic Maint..) Invoice: 2023-526 (Reference: Wetla		2,610.00	642,107.61
11/16/2023	100258	Blue Water Aquatics, Inc.	Invoice: 30835 (Reference: Fountain Motor Replacement.) Invoice: 30836 (Reference: Quarte		4,509.01	637,598.60
11/17/2023	100259	American Illuminations & Decor	Invoice: 332 (Reference: Holiday Light Installation - 50% Balance.)		4,500.00	633,098.60
11/20/2023	1ACH112023	Pasco County Utilities Services Branch	0 Community Center 9/19-10/19/23		1,124.11	631,974.49
11/20/2023	100260	Johnson Engineering, Inc.	Invoice: 44 (Reference: Professional Services through November 5, 2023.)		637.50	631,336.99
11/20/2023	100261	Vesta Property Services, Inc.	Invoice: 415074 (Reference: October?23 Fees.) Invoice: 415093 (Reference: May 2023 Ameni		20,377.65	610,959.34
11/20/2023	ACH112023	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/19/ -10/19/23		170.67	610,788.67
11/21/2023	1509	LLS Tax Solutions Inc.	Arbitrage Services		650.00	610,138.67
11/21/2023	1510	US Bank	Admin + Incidental Fees 2015 A-1 & A-2		4,040.63	606,098.04
11/21/2023			Deposit	91,751.60		697,849.64
11/22/2023	ACH112223	BANK UNITED VISA CC			366.58	697,483.06
11/27/2023	100262	Business Observer	Invoice: 23-01924P (Reference: Legal Advertising.)		76.56	697,406.50
11/27/2023	100263	Kutak Rock LLP	Invoice: 3311982 (Reference: General Legal Matters - thru 10.10.23.) Invoice: 3311984 (Refe		2,225.00	695,181.50
11/27/2023	100264	Vesta Property Services, Inc.	Invoice: 415096 (Reference: Clubhouse Maint/Attendant Aug 2023.)		5,756.50	689,425.00
11/27/2023	100265	Vesta District Services	Invoice: 414937 (Reference: Billable Expenses - Oct 2023.)		23.34	689,401.66
11/29/2023			Deposit	69,727.57		759,129.23
11/30/2023	EFT113023	Duke Energy			25,047.69	734,081.54
11/30/2023	92		Reimbursement for GHS Invoice # 2023-525 for PSB paid by LLR	1,875.00		735,956.54
11/30/2023		**EOM Balance**		**288,624.92**	**125,974.31**	**735,956.54**
12/01/2023	EFT120123	Duke Energy	000 Sunlake Blvd Lite10/18/23-11/15/23		347.78	735,608.76
12/01/2023	100266	GHS LLC	Invoice: 2023-571 (Reference: Monthly Aquatic Maintenance.)		2,460.00	733,148.76
12/05/2023			Deposit	2,315.00		735,463.76
12/05/2023			Deposit	247,103.08		982,566.84
12/06/2023			Deposit	1,589,534.57		2,572,101.41
12/11/2023	01ACH121123	Frontier	Phone and Internet -11/15 - 12/14/23		210.94	2,571,890.47
12/11/2023	ACH121123	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 10/05/23-11/06/23		72.88	2,571,817.59
12/11/2023	02ACH121123	Frontier	Phone and Internet - 11/15-12/14		110.99	2,571,706.60
12/11/2023	100267	Home Team Pest Defense, Inc.	Invoice: 96674620 (Reference: Monthly Pest Control Service.)		300.00	2,571,406.60
12/11/2023	100268	RedTree Landscape Systems	Invoice: 15585 (Reference: Monthly Grounds Maintenance.) Invoice: 15623 (Reference: Arbo		22,175.00	2,549,231.60
12/11/2023	100269	Vesta Property Services, Inc.	Invoice: 415273 (Reference: Amenity Mgmt Svcs - Dec 2023.) Invoice: 415582 (Reference: C		8,806.15	2,540,425.45
12/11/2023	100270	Vesta Property Services	Invoice: 415700 (Reference: Monthly Pool Maintenance.)		2,315.00	2,538,110.45
12/11/2023	100271	Coastal Waste & Recycling, Inc.	Invoice: SW0000454388 (Reference: Monthly Trash PU - Dec 2023.)		101.57	2,538,008.88
12/11/2023	100272	Blue Water Aquatics, Inc.	Invoice: 30991 (Reference: Fountain Repair.)		336.75	2,537,672.13
12/13/2023			Deposit	230.00		2,537,902.13
12/13/2023			Deposit	10,743.03		2,548,645.16

Long Lake Ranch CDD
Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
12/15/2023	1215ACH1	Engage PEO	BOS Mtg 12/7/23		141.80	2,548,503.36
12/15/2023	1215ACH2	George Smith, Jr	BOS Mtg 12/7/23		184.70	2,548,318.66
12/15/2023	1215ACH3	Heidi Clawson	BOS Mtg 12/7/23		184.70	2,548,133.96
12/15/2023	37	William Pellan	BOS Mtg 12/7/23		184.70	2,547,949.26
12/18/2023			Deposit	4,598.00		2,552,547.26
12/18/2023	EFT121823	Duke Energy			13,655.15	2,538,892.11
12/19/2023	1511	Fencing Life LLC	Stone Fence Panels - Deposit		550.00	2,538,342.11
12/19/2023	100273	Johnson Engineering, Inc.	Invoice: 45 (Reference: District Engineering Services.)		85.00	2,538,257.11
12/21/2023	1ACH122123	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 10/19 -11/17/23		188.23	2,538,068.88
12/21/2023	2ACH122123	Pasco County Utilities Services Branch	0 Community Center 10/19-11/19/23		1,435.26	2,536,633.62
12/21/2023	100274	RedTree Landscape Systems	Invoice: 15781 (Reference: Irrigation repairs 11/1/23.) Invoice: 15808 (Reference: Installati...		8,285.25	2,528,348.37
12/21/2023	100275	Vesta District Services	Invoice: 415868 (Reference: Monthly Mgmt. Fee.) Invoice: 415808 (Reference: Billable Expe		4,357.13	2,523,991.24
12/22/2023	ACH122223	BANK UNITED VISA CC			546.56	2,523,444.68
12/26/2023	00037898	Mattamy		4,800.00		2,528,244.68
12/28/2023	1512	Site Master of Florida, LLC	Repair Skimmer in Pond 60		350.00	2,527,894.68
12/29/2023			Deposit	16,952.48		2,544,847.16
12/29/2023	1516	Coastal Waste & Recycling, Inc.	Monthly Waste P/U - Nov 2023 (balance)		100.00	2,544,747.16
12/31/2023		**EOM Balance**		**1,876,276.16**	**67,485.54**	**2,544,747.16**

Return to Agenda

EXHIBIT 9

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
LONG LAKE RANCH COMM DEV DIS
000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL
LITE LONG LAKE RCH V4 SL

Bill date Nov 16, 2023
For service Oct 18 - Nov 15
29 days

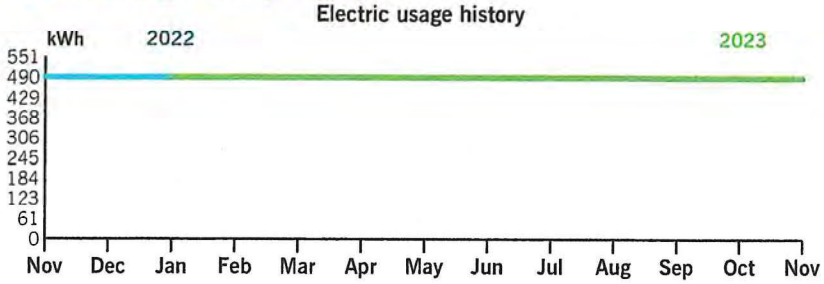
Account number **9100 8435 5645**

Billing summary

Previous Amount Due	$347.78
Payment Received Nov 09	-347.78
Current Lighting Charges	346.21
Taxes	1.57
Total Amount Due Dec 07	**$347.78**

Thank you for your payment.

Your usage snapshot



Average temperature in degrees

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

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	490	490	5,880	490
Avg. Daily (kWh)	17	17	16	

12-month usage based on most recent history

fb.def.duke.bills.20231115202901.78.afp-48105-000006222

RECEIVED NOV 20 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.

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

Account number
9100 8435 5645

Amount due

$347.78
by Dec 7

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

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

$_____
Amount enclosed

024053 000006222

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

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

8891008435564500006600000000000000347800000347783

Your usage snapshot - Continued

Outdoor Lighting

Billing period Oct 18 - Nov 15

Description	Quantity	Usage
SV FLAGLER ACR 9500L	10	490 kWh
Total	**10**	**490 kWh**

Billing details - Lighting

Billing Period - Oct 18 23 to Nov 15 23	
Customer Charge	$1.65
Energy Charge	
490.000 kWh @ 4.784c	23.44
Fuel Charge	
490.000 kWh @ 5.270c	25.82
Asset Securitization Charge	
490.000 kWh @ 0.061c	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**

fb.def.duke.bills.20231115202901.78.afp-48107-000006222

Invoice

Date: 11/29/2023
Invoice #: 2023-571

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

To:

Long Lake Ranch CDD
DPFG Management & Consulting LLC
250 International Parkway, Suite 208
Lake Mary, FL 32746

Project: LLR Aquatic Maintenance
Proposal #: 21-213
P.O. #:

Due Date	Service Date:
12/29/2023	November 2023

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	90.00%	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**

FRONTIER

LONG LAKE RANCH

Your Monthly Invoice

Account Summary

New Charges Due Date	**12/11/23**
Billing Date	11/15/23
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	210.94
Payments Received Thru 11/08/23	-210.94
Thank you for your payment!	
Balance Forward	.00
New Charges	210.94
Total Amount Due	**$210.94**

RECEIVED NOV 20 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

800-801-6652

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

6790 0007 NO RP 15 11152023 NNNNNNNN 01 000346 0002

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

Date of Bill 11/15/23
Account Number 813-406-4423-061521-5

CURRENT BILLING SUMMARY

Local Service from 11/15/23 to 12/14/23

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

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.

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	2	20	.00
***Customer Summary	2	20	.00

Caller Summary Report

	Calls	Minutes	Amount
Interstate	2	20	.00
***Customer Summary	2	20	.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

159 0 1
10-10002

LONG LAKE RANCH CDD
Service Address: **18981 LONG LAKE RANCH BOULEVARD**
Bill Number: 19412247
Billing Date: 11/22/2023
Billing Period: 10/5/2023 to 11/6/2023

Account #	Customer #
0929280	01307800

Please use the 15-digit number below when making a payment through your bank

092928001307800

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
				11/6/2023			

Transactions

Previous Bill	72.88
Payment 11/13/23	-72.88 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**

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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	**12/11/2023**

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

The Total Due will be electronically transferred on 12/11/2023.

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

01307800509292804194122478000072887

Your Monthly Invoice

Account Summary

New Charges Due Date	**12/11/23**
Billing Date	11/15/23
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	110.99
Payments Received Thru 11/08/23	-110.99
Thank you for your payment!	
Balance Forward	.00
New Charges	110.99
Total Amount Due	**$110.99**

ANYTIME, ANYWHERE SUPPORT

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WAYS TO PAY YOUR BILL

frontier.com/signupforautopay

800-801-6652

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

6790 0007 NO RP 15 11152023 NNNNNNNN 01 000044 0001

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

Date of Bill **11/15/23**
Account Number **813-949-6028-061521-5**

CURRENT BILLING SUMMARY

Local Service from 11/15/23 to 12/14/23

Qty	Description	813/949-6028.0	Charge
	Non Basic Charges		
	Business Fiber Internet 500		105.99
	1 Usable Static IP Address		5.00
	Total Non Basic Charges		**110.99**

TOTAL 110.99

HomeTeam Pest Defense, Inc.
4710 Eisenhower Boulevard
Suite F-3
Tampa, FL 33634-6337
813-886-4700

Invoice and detailed service report

INVOICE #: 96674620

WORK DATE: 11/30/2023

BILL-TO **3276011**

DPFG Management & Consulting
Calvin Jones
250 International Pkwy
Suite 280
Lake Mary, FL 32746-5030

Phone: 813-406-4423

LOCATION **3276011**

Long Lake Ranch / Bill Pellan
Calvin Jones
19037 Long Lake Ranch Blvd
Lutz, FL 33558-5507

Phone: 813-406-4423
Alt. Phone: 303-888-1052 xBill

Time In: 11/30/2023 7:56:13 AM
Time Out: 11/30/2023 9:09:02 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Branden Dearth
License #: JE325021

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	HOA Conventional Pest Control Service	1.00	300.00	300.00

Subtotal	300.00
Tax	0.00
Total	300.00
Total Due:	**300.00**

Today's Service Comments

Hi Mr/Ms,

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Provided conventional pest control applications
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your business.
6. Provided this detailed service report.

Today's Service Comments:

Today I found and treated for spiders and spider egg sacs. This will aid in suppressing insect activity until your next service. If you have any pest issues or concerns do not hesitate to call the office at (813)886-4700. Please allow a week for our products to work. Thank you for your trust, Branden.

Curbside Call was completed, yes.

Thank you for choosing HomeTeam Pest Defense as your service provider.

Your next scheduled service month will be in February.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	3.0000 Pound	3.0000 Pound

Areas Applied: Exterior perimeter
Target Pests: Millipede

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Onslaught		1021-1815	6.4000%	0.0250	cyano (3-phenoxyphenyl) methyl-(S)-4- chloro- alpha-(1-methylethyl) benzeneacetate	25.0000 Fluid Ounce	0.0977 Fluid Ounce

Areas Applied: Exterior entry points
Target Pests: Roaches

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

HomeTeam Pest Defense, Inc.
4710 Eisenhower Boulevard
Suite F-3
Tampa, FL 33634-6337
813-886-4700

Invoice and detailed service report

INVOICE #: 96674620

WORK DATE: 11/30/2023

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Termidor SC		7969-210-AA	9.1000%	0.0600	Fipronil	4.0000 Gallon	0.0264 Gallon

Areas Applied: Exterior perimeter
Target Pests: Ants, Spiders

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment		Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Onslaught	6.4000%	25.0000 Fluid Ounce	One Gallon Compressed Sprayer		9:07:12 AM
1021-1815	0.02500000	0.0977 Fluid Ounce	Crack & Crevice		

Target Pests: Roaches
Areas Applied: Exterior entry points
Weather: 0°, 0 MPH

Demand G	0.0450%	3.0000 Pound	Spreader		9:06:56 AM
100-1240	n/a	3.0000 Pound	Broadcast		

Target Pests: Millipede
Areas Applied: Exterior perimeter
Weather: 0°, 0 MPH

Termidor SC	9.1000%	4.0000 Gallon	Backpack Compressed Sprayer		9:07:29 AM
7969-210-AA	0.06000000	0.0264 Gallon	Perimeter		

Target Pests: Ants, Spiders
Areas Applied: Exterior perimeter
Weather: 0°, 0 MPH

GENERAL COMMENTS / INSTRUCTIONS

If you have questions about your service or invoice, please call us at (813)886-4700. Pay online at www.pestdefense.com

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

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

Invoice 15634

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

DATE	PLEASE PAY	DUE DATE
11/30/2023	**$3,000.00**	11/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Arbor Care Arbor care performed as per approved proposal dated 10/20/23: Dead tree removal Removal of (12) dead trees in specified locations. All trees to be removed were tagged. Remove dead trees. Remove root balls. Back-fill holes with fill dirt. Cover holes with sod or mulch. Includes labor, materials, debris disposal and dumping fees.	12	250.00	3,000.00

TOTAL DUE $3,000.00

THANK YOU.

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

Invoice 15585

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

DATE	PLEASE PAY	DUE DATE
12/01/2023	**$13,675.00**	12/01/2023

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

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 15623

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

DATE	PLEASE PAY	DUE DATE
11/30/2023	**$5,500.00**	11/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Arbor Care Arbor care performed as per approved proposal dated 10/5/23: Behind homes on Roseate Drive: Woodline cutback for the area behind row of homes on Roseate Drive and going (720) LF towards Sunlake Blvd - map and photos provided with proposal. Includes all labor, debris disposal, hauling and dumping fees.	1	5,500.00	5,500.00

TOTAL DUE $5,500.00

THANK YOU.

Invoice

Invoice #	415582
Date	11/30/2023
Terms	
Due Date	11/30/2023
Memo	November'23 Fees

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

Description	Quantity	Rate	Amount
Clubhouse Attendant	1	619.44	619.44
Clubhouse Maintenance	1	1,831.98	1,831.98

Thank you for your business.

Total 2,451.42

Invoice

Invoice #	415273
Date	12/01/2023
Terms	
Due Date	12/01/2023
Memo	Dec'23 Fees

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

Description	Quantity	Rate	Amount
Amenity Management Services	1	6,354.73	6,354.73

Total 6,354.73

Invoice

Invoice # 415700
Date 11/01/2023

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

Terms

Due Date 11/01/2023

Memo Monthly Pool Maintena...

Bill To

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

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

Total 2,315.00

COASTAL WASTE & RECYCLING - SW
1840 NW 33RD ST
POMPANO BEACH, FL 33064
Clearwater Office: 727-561-0360
Ft. Myers Office: 954-947-4000
Orlando Office: 407-905-9200
Sarasota Office: 941-922-3417

INVOICE

Invoice	SW0000454388
Page	Page 1 of 1
Date	12/01/2023
Customer	16948
Site	0
PO Number	
Due Date	12/26/2023

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 - Dec	MONTHLY - WASTE COLLECTION (Dec 01/23 - Dec 31/23)		$94.40	1.00	$94.40
01 - Dec	ADMIN FEE - MONTHLY (Dec 01/23 - Dec 31/23)		$3.95	1.00	$3.95
01 - Dec	FUEL SURCHARGE				$3.22
	SITE TOTAL				$101.57

Account Status

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

INVOICE TOTAL $101.57

Invoice SW0000454388
Page Page 1 of 1
Date 12/01/2023
Customer 16948
Site 0
PO Number
Due Date 12/26/2023

Please return this portion with payment to:

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

AMOUNT REMITTED

0025756SW0169480000SW0000454388000000201577

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	30991
DATE	11/30/2023
TERMS	Net 45
DUE DATE	01/14/2024

DATE		DESCRIPTION	QTY	RATE	AMOUNT
11/22/2023	Fountain Repair	Installed two PAR 54 500W light bulbs and replaced timer for lights.	1	336.75	336.75

SUBTOTAL	336.75
TAX	0.00
TOTAL	336.75
BALANCE DUE	**$336.75**

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Summary Bill

LONG LAKE RANCH COMM DEV DIS

Bill date Dec 8, 2023
For service Nov 2 - Dec 1
30 days

Collective account number **9300 0001 2497**

Billing summary

Previous Amount Due	$25,047.69
Payment Received Dec 01	-25,047.69
Current Electric Charges	5,173.19
Current Lighting Charges	8,123.16
Taxes	173.32
Total Amount Due Dec 29	**$13,469.67**

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

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.79
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	415.65
910089634607	2091 SERENOA DR LUTZ FL 33558	30.79
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.79
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.79

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.

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

Collective account number
9300 0001 2497

Amount due

$13,469.67
by Dec 29

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

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

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

8893000001249700066000000000000134696700013469677

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	269.90
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,626.60
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,191.10
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.79
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	308.12
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	264.44
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	399.12
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	30.79
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	30.79
910089458097	2137 SERENOA DR LUTZ FL 33558	30.79
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	30.79
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	3,156.78
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	44.91
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,603.98
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	612.03
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	220.94
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	770.35

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	30.79
910084355645	000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	185.48
	Total Charges	**$13,469.67**

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) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 4513470 Nov 02 - Dec 01 2108 2064 44 44.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	15.55 4.53 2.48 0.09 7.35	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
			Total		**$30.79**
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 1049037 Nov 02 - Dec 01 58125 55709 2416 2416.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	15.55 248.32 136.02 5.07	$404.96
			Regulatory Assessment Fee Gross Receipts Tax	0.30 10.39	$10.69
			Total		**$415.65**
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 8246384 Nov 02 - Dec 01 1372 1339 33 33.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	15.55 3.40 1.86 0.07 9.12	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
			Total		**$30.79**
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 3410166 Nov 02 - Dec 01 1179 1154 25 25.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	15.55 2.57 1.41 0.05 10.42	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
			Total		**$30.79**
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period:	 4463323 Nov 02 - Dec 01	Customer Charge Energy Charge Fuel Charge	15.55 3.90 2.14	$30.00

Billing details - continued

Account Information	Billing Details				Amounts
	Present Read:	511	Asset Securitization Charge	0.08	
	Previous Read:	473	Minimum Bill Adjustment	8.33	
	Billed Usage:	38			
	Billed kWh	38.000			
			Regulatory Assessment Fee	0.02	$0.79
			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	4.62	
	Bill Period:	Nov 02 - Dec 01	Fuel Charge	2.53	$30.00
			Asset Securitization Charge	0.09	
	Present Read:	1589	Minimum Bill Adjustment	7.21	
	Previous Read:	1544			
	Billed Usage:	45			
	Billed kWh	45.000			
			Regulatory Assessment Fee	0.02	$0.79
			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	157.77	
	Bill Period:	Nov 02 - Dec 01	Fuel Charge	86.42	$262.96
			Asset Securitization Charge	3.22	
	Present Read:	71256			
	Previous Read:	69721			
	Billed Usage:	1535			
	Billed kWh	1535.000			
			Regulatory Assessment Fee	0.19	$6.94
			Gross Receipts Tax	6.75	
			Total		**$269.90**
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:	Nov 02 - Dec 01	Energy Charge	107.29	
			Fuel Charge	118.21	
	54W MITCH LED PT CLR	38	Asset Securitization Charge	1.37	
	SV FLAGLER ACR 9500L	2,205	SV FLAGLER ACR 9500L	698.85	$1,619.54
			54W MITCH LED PT CLR	36.48	
			54W MITCH LED PT CLR	2.78	
			SV FLAGLER ACR 9500L	82.80	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	570.11	
			Regulatory Assessment Fee	1.20	$7.06
			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:	Nov 02 - Dec 01	Energy Charge	236.09	$3,175.90
			Fuel Charge	260.07	
	54W MITCH LED PT CLR	133	Asset Securitization Charge	3.01	

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	$15.20
			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 (GS-1)		Customer Charge	15.55	$30.00
	Meter Number:	8246383	Energy Charge	3.60	
	Bill Period:	Nov 02 - Dec 01	Fuel Charge	1.97	
	Present Read:	891	Asset Securitization Charge	0.07	
	Previous Read:	856	Minimum Bill Adjustment	8.81	
	Billed Usage:	35			
	Billed kWh	35.000			
			Regulatory Assessment Fee	0.02	$0.79
			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	$300.20
	Meter Number:	1049785	Energy Charge	181.51	
	Bill Period:	Nov 02 - Dec 01	Fuel Charge	99.43	
	Present Read:	73584	Asset Securitization Charge	3.71	
	Previous Read:	71818			
	Billed Usage:	1766			
	Billed kWh	1766.000			
			Regulatory Assessment Fee	0.22	$7.92
			Gross Receipts Tax	7.70	
			Total		**$308.12**
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	$257.64
	Meter Number:	4451364	Energy Charge	154.38	
	Bill Period:	Nov 02 - Dec 01	Fuel Charge	84.56	
	Present Read:	79703	Asset Securitization Charge	3.15	
	Previous Read:	78201			
	Billed Usage:	1502			

Billing details - continued

Account Information	Billing Details			Amounts
	Billed kWh	1502.000		
			Regulatory Assessment Fee 0.19 Gross Receipts Tax 6.61	$6.80
			Total	**$264.44**
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	2778290 Nov 02 - Dec 01 79316 77000 2316 2316.000	Customer Charge 15.55 Energy Charge 238.05 Fuel Charge 130.39 Asset Securitization Charge 4.86	$388.85
			Regulatory Assessment Fee 0.29 Gross Receipts Tax 9.98	$10.27
			Total	**$399.12**
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	8263689 Nov 02 - Dec 01 1168 1143 25 25.000	Customer Charge 15.55 Energy Charge 2.57 Fuel Charge 1.41 Asset Securitization Charge 0.05 Minimum Bill Adjustment 10.42	$30.00
			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) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	8246382 Nov 02 - Dec 01 658 605 53 53.000	Customer Charge 15.55 Energy Charge 5.44 Fuel Charge 2.98 Asset Securitization Charge 0.11 Minimum Bill Adjustment 5.92	$30.00
			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) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	4470114 Nov 02 - Dec 01 1011 954 57 57.000	Customer Charge 15.55 Energy Charge 5.86 Fuel Charge 3.21 Asset Securitization Charge 0.12 Minimum Bill Adjustment 5.26	$30.00
			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) Meter Number: 4522761 Bill Period: Nov 02 - Dec 01 Present Read: 997 Previous Read: 957 Billed Usage: 40 Billed kWh 40.000	Customer Charge 15.55 Energy Charge 4.12 Fuel Charge 2.25 Asset Securitization Charge 0.08 Minimum Bill Adjustment 8.00	$30.00
		Regulatory Assessment Fee 0.02 Gross Receipts Tax 0.77	$0.79
		Total	**$30.79**
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Nov 02 - Dec 01 54W MITCH LED PT CLR 57 SV FLAGLER ACR 9500L 4,312	Customer Charge 1.65 Energy Charge 209.01 Fuel Charge 230.25 Asset Securitization Charge 2.67 54W MITCH LED PT CLR 54.72 SV FLAGLER ACR 9500L 1,366.64 54W MITCH LED PT CLR 4.17 SV FLAGLER ACR 9500L 161.92 35 TT CNCRT/N-FLD MOUNT/1-4FIX 8.22 16 DEC CNCRT W/DEC BS/ WSHNGTN 1,103.83	$3,143.08
		Regulatory Assessment Fee 2.32 Gross Receipts Tax 11.38	$13.70
		Total	**$3,156.78**
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4465449 Bill Period: Nov 02 - Dec 01 Present Read: 2958 Previous Read: 2783 Billed Usage: 175 Billed kWh 175.000	Customer Charge 15.55 Energy Charge 17.99 Fuel Charge 9.85 Asset Securitization Charge 0.37	$43.76
		Regulatory Assessment Fee 0.03 Gross Receipts Tax 1.12	$1.15
		Total	**$44.91**
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 222519 Bill Period: Nov 02 - Dec 01 Present Read: 322585 Previous Read: 312986 Billed Usage: 9599 Billed kWh 9599.000	Customer Charge 15.55 Energy Charge 986.60 Fuel Charge 540.42 Asset Securitization Charge 20.16	$1,562.73
		Regulatory Assessment Fee 1.15	$41.25

Billing details - continued

Account Information	Billing Details			Amounts
		Gross Receipts Tax	40.10	
		Total		**$1,603.98**
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 915370 Bill Period: Nov 02 - Dec 01 Present Read: 1025 Previous Read: 972 Billed Usage: 53 Billed kWh 53.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	15.55 5.44 2.98 0.11 5.92	$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
		Total		**$30.79**
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 5407312 Bill Period: Nov 02 - Dec 01 Present Read: 283223 Previous Read: 279620 Billed Usage: 3603 Billed kWh 3603.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	15.55 370.32 202.85 7.57	$596.29
		Regulatory Assessment Fee Gross Receipts Tax	0.44 15.30	$15.74
		Total		**$612.03**
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 2778178 Bill Period: Nov 02 - Dec 01 Present Read: 34215 Previous Read: 32976 Billed Usage: 1239 Billed kWh 1239.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	15.55 127.35 69.76 2.60	$215.26
		Regulatory Assessment Fee Gross Receipts Tax	0.16 5.52	$5.68
		Total		**$220.94**
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 1015813 Bill Period: Nov 02 - Dec 01 Present Read: 264439 Previous Read: 259879 Billed Usage: 4560 Billed kWh 4560.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	15.55 468.68 256.73 9.58	$750.54
		Regulatory Assessment Fee Gross Receipts Tax	0.55 19.26	$19.81
		Total		**$770.35**
910089365879 LONG LAKE RANCH COMM DEV DIS	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	$30.00

Billing details - continued

Account Information	Billing Details			Amounts
18888 LONG LAKE RANCH BLVD LUTZ FL 33558	Meter Number: 915368 Bill Period: Nov 02 - Dec 01 Present Read: 889 Previous Read: 851 Billed Usage: 38 Billed kWh 38.000	Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	3.90 2.14 0.08 8.33	
		Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
			Total	**$30.79**
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 2775809 Bill Period: Nov 02 - Dec 01 Present Read: 257 Previous Read: 253 Billed Usage: 4 Billed kWh 4.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	15.55 0.41 0.23 0.01 13.80	$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
			Total	**$30.79**
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Nov 16 - Dec 01 SV FLAGLER ACR 9500L 261	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge SV FLAGLER ACR 9500L SV FLAGLER ACR 9500L 16 DEC CNCRT W/DEC BS/ WSHNGTN	0.88 12.50 13.77 0.16 82.83 9.81 64.69	$184.64
		Regulatory Assessment Fee Gross Receipts Tax	0.14 0.70	$0.84
			Total	**$185.48**
			Total Amount Due	**$13,469.67**

Fencing Life LLC
11083 Maybird Ave
Brooksville, FL 34613-3616 United States

Invoice #000034

Issue date
Dec 14, 2023

Invoice #000034

Customer
Doug Ruhlig
manager@longlakeranchclub.com
813-729-1581
19037 Long Lake Ranch Blvd
Lutz, Florida 33558

Invoice Details
PDF created December 14, 2023
$550.00

Payment
Due December 14, 2023
$550.00

Items	Quantity	Price	Amount
Stone Fence Panels Deposit	1	$550.00	$550.00
Subtotal			$550.00

Total Due $550.00

Pay online

To pay your invoice go to https://squareup.com/u/IEu2choS
Or open the camera on your mobile device and place the QR code in the camera's view.

Johnson Engineering, Inc.
Remit To:
2122 Johnson Street
Fort Myers, FL 33901
Ph: 239.334.0046

Invoice

December 15, 2023
Project No: 20192175-000
Invoice No: 45

FEID #59-1173834

Project Manager Philip Chang

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

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

Professional Services through December 10, 2023

Phase 01 General Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	11/28/2023	.25	170.00	42.50	
Follow up on completion of storm structure skimmer repair;					
Chang, Philip	12/8/2023	.25	170.00	42.50	
Follow up with contractor regarding pond skimmer repair status;					
Totals		.50		85.00	
Total Labor					**85.00**
			Total this Phase		**$85.00**
			Total this Invoice		**$85.00**

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

36 0 1
42-52316

LONG LAKE RANCH CDD
Service Address: **18981 LONG LAKE RANCH BOULEVARD**
Bill Number: 19474674
Billing Date: 12/4/2023
Billing Period: 10/19/2023 to 11/17/2023

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	10/19/2023	350	11/17/2023	356	29	6

Usage History

	Water
November 2023	6
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

Transactions

Previous Bill		170.67
Payment 11/20/23		-170.67 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		39.21
Water Tier 1	6.0 Thousand Gals X $2.07	12.42
Sewer		
Sewer Base Charge		96.34
Sewer Charges	6.0 Thousand Gals X $6.71	40.26
Total Current Transactions		188.23
TOTAL BALANCE DUE		**$188.23**

RECEIVED DEC 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	188.23
Total Balance Due	**$188.23**
Due Date	**12/21/2023**

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

The Total Due will be electronically transferred on 12/21/2023.

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

01307800509287257194746744000018823 4

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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

35 0 1
42-52316

LONG LAKE RANCH CDD
Service Address: **0 COMMUNITY CENTER**
Bill Number: 19474669
Billing Date: 12/4/2023
Billing Period: 10/19/2023 to 11/17/2023

Account #	Customer #
0928090	01307800

Please use the 15-digit number below when making a payment through your bank

092809001307800

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	10/19/2023	23412	11/17/2023	23607	29	195

Usage History

	Irrigation
November 2023	195
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

Transactions

Previous Bill		1,124.11
Payment 11/20/23		-1,124.11 CR
Balance Forward		0.00
Current Transactions		
Irrigation		
Water Base Charge		39.21
Water Tier 1	50.0 Thousand Gals X $3.29	164.50
Water Tier 2	25.0 Thousand Gals X $6.59	164.75
Water Tier 3	120.0 Thousand Gals X $8.89	1,066.80
Total Current Transactions		1,435.26
TOTAL BALANCE DUE		**$1,435.26**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0928090
Customer #	01307800
Balance Forward	0.00
Current Transactions	1,435.26
Total Balance Due	**$1,435.26**
Due Date	**12/21/2023**

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

The Total Due will be electronically transferred on 12/21/2023.

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

0130780050928090619474669600014352 61

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

Invoice 15808

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

DATE	PLEASE PAY	DUE DATE
11/30/2023	**$8,181.00**	11/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as follows:		0.00	0.00
Landscape Construction Installation of (3,636) winter annual flowers - Geraniums / Alyssum	3,636	2.25	8,181.00

TOTAL DUE $8,181.00

THANK YOU.

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

Invoice 15781

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

DATE	PLEASE PAY	DUE DATE
11/30/2023	**$104.25**	11/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 11/1/23: Amenities Bldg: located break when looking for drip lines for Podocarpus		0.00	0.00
Sales 6" rotor	1	45.00	45.00
Sales 1/2 90	1	0.75	0.75
Sales 1/2" flex hose, per foot	2	1.50	3.00
Sales 3/4 x 1/2 nipple	1	0.50	0.50
Sales Labor - technician	1	55.00	55.00

TOTAL DUE $104.25

THANK YOU.

250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

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

Date 11/30/2023

Invoice # 415808

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

In Reference To:

Nov Billable Expenses

Description	Quantity	Rate	Amount
Billable Expenses			
DPFG TO Egis Insurance Risk Advisors			13.21
DPFG TO Linda Scott			13.21
DPFG TO Linda Scott			21.27
DPFG TO Linda Scott			55.20
Total Billable Expenses			102.89

Total 102.89

WORLDWIDE EXPRESS

2323 Victory Ave.Suite 1600
Dallas, TX 75219

The above address is for correspondence only.

Remittance Advice

Your payment is due	**:11/23/2023**
Invoice Number	**:231105W001904**
Invoice Date	**:11/08/2023**
Account Number	**:W021088396**
UPS Shipper Number	**:E10A79**

Amount Due this Invoice
$ $233.27

Amount Enclosed
$

DPFG MANAGEMENT CONSULTING
245 Riverside Ave STE 250
Jacksonville, FL 32202

Remit payment to:
Worldwide Express
Worldwide Express, P.O. Box 733360
Dallas, TX 75373

To ensure proper credit, return this portion with your payment.
Please make checks payable to Worldwide Express.
To avoid late fees, allow 7-10 or more days for postal delivery.

Pay Online:
Make a payment, enroll in autopay, or file a dispute or claim online at www.speedship.com

WORLDWIDE EXPRESS

Questions?

Have a question? Call us at (877)224-6712 or visit the Support tab at www.speedship.com!

Customer Name:	DPFG MANAGEMENT CONSULTING
Invoice Number:	231105W001904
Invoice Date:	11/08/2023
Account/Shipper Number:	W021088396/E10A79
Amount Due:	$ 233.27
Due Date:	11/23/2023

ACCOUNT SUMMARY as of 11/08/2023– LAST PAYMENT RECEIVED 10/23/2023

INVOICE DATE	DUE DATE	DAYS PAST DUE	INVOICE NUMBER	INVOICE AMOUNT	PAYMENT	INVOICE BALANCE	CUMULATIVE TOTAL
10/25/2023	11/09/2023	-1	231022W005854	$222.18	$0.00	$222.18	$222.18
11/01/2023	11/16/2023	-8	231029W004877	$93.36	$0.00	$93.36	$315.54

All services provided in connection with this invoice are solely in the capacity of a licensed property broker by the Federal Motor Carrier Safety Administration and not as the carrier of the goods.

The Worldwide Express mark is a trademark of Worldwide Express Operations, LLC, which provides UPS, LTL and FTL transportation services. For more information regarding Worldwide Express and our service offerings, please contact your local Worldwide Express office or visit our website, www.wwex.com. Some Worldwide Express offices are individually owned and operated by franchises of Worldwide Express Operations, LLC. Freight services connected to this document are provided by Worldwide Express in its capacity as a freight broker, pursuant to its property brokerage authority issued by the U.S. Department of Transportation Federal Motor Carrier Safety Administration. Worldwide Express is not a motor carrier. All prices are subject to change. Please see wwex.com/legal for full terms and conditions.
Where allowed by applicable law, (a) late fees may be assessed on past due balances and (b) credit card payments are subject to a surcharge of up to 3%, which will not be greater than the cost of acceptance.

Please log into your account at www.speedship.com for full terms and conditions.

WORLDWIDE EXPRESS

2323 Victory Ave.Suite 1600
Dallas, TX 75219

The above address is for correspondence only.

Remittance Advice

Your payment is due	**:11/30/2023**
Invoice Number	**:231112W007069**
Invoice Date	**:11/15/2023**
Account Number	**:W021088396**
UPS Shipper Number	**:E10A79**

Amount Due this Invoice
$ $129.59

Amount Enclosed
$

DPFG MANAGEMENT CONSULTING
245 Riverside Ave STE 250
Jacksonville, FL 32202

Remit payment to:
Worldwide Express
Worldwide Express, P.O. Box 733360
Dallas, TX 75373

To ensure proper credit, return this portion with your payment.
Please make checks payable to Worldwide Express.
To avoid late fees, allow 7-10 or more days for postal delivery.

Pay Online:
Make a payment, enroll in autopay, or file a dispute or claim online at www.speedship.com

WORLDWIDE EXPRESS

Questions?

Have a question? Call us at (877)224-6712 or visit the Support tab at www.speedship.com!

Customer Name:	DPFG MANAGEMENT CONSULTING
Invoice Number:	231112W007069
Invoice Date:	11/15/2023
Account/Shipper Number:	W021088396/E10A79
Amount Due:	$ 129.59
Due Date:	11/30/2023

ACCOUNT SUMMARY as of 11/15/2023– LAST PAYMENT RECEIVED 10/23/2023

INVOICE DATE	DUE DATE	DAYS PAST DUE	INVOICE NUMBER	INVOICE AMOUNT	PAYMENT	INVOICE BALANCE	CUMULATIVE TOTAL
10/25/2023	11/09/2023	6	231022W005854	$222.18	$0.00	$222.18	$222.18
11/01/2023	11/16/2023	-1	231029W004877	$93.36	$0.00	$93.36	$315.54
11/08/2023	11/23/2023	-8	231105W001904	$233.27	$0.00	$233.27	$548.81

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Please log into your account at www.speedship.com for full terms and conditions.

WORLDWIDE EXPRESS

2323 Victory Ave.Suite 1600
Dallas, TX 75219

The above address is for correspondence only.

Remittance Advice

Your payment is due	**: 12/14/2023**
Invoice Number	**: 231126W061412**
Invoice Date	**: 11/29/2023**
Account Number	**: W021088396**
UPS Shipper Number	**: E10A79**

Amount Due this Invoice
$ $111.11

Amount Enclosed
$

DPFG MANAGEMENT CONSULTING
245 Riverside Ave STE 250
Jacksonville, FL 32202

Remit payment to:
Worldwide Express
Worldwide Express, P.O. Box 733360
Dallas, TX 75373

To ensure proper credit, return this portion with your payment.
Please make checks payable to Worldwide Express.
To avoid late fees, allow 7-10 or more days for postal delivery.

Pay Online:
Make a payment, enroll in autopay, or file a dispute or claim online at www.speedship.com

WORLDWIDE EXPRESS

Questions?

Have a question? Call us at (800) 758-7447 or visit the Support tab at www.speedship.com!

Customer Name:	DPFG MANAGEMENT CONSULTING
Invoice Number:	231126W061412
Invoice Date:	11/29/2023
Account/Shipper Number:	W021088396/E10A79
Amount Due:	$ 111.11
Due Date:	12/14/2023

ACCOUNT SUMMARY as of 11/29/2023– LAST PAYMENT RECEIVED 11/21/2023

INVOICE DATE	DUE DATE	DAYS PAST DUE	INVOICE NUMBER	INVOICE AMOUNT	PAYMENT	INVOICE BALANCE	CUMULATIVE TOTAL
11/15/2023	11/30/2023	-1	231112W007069	$129.59	$0.00	$129.59	$129.59
11/22/2023	12/07/2023	-8	231120W064457	$255.37	$0.00	$255.37	$384.96

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Please log into your account at www.speedship.com for full terms and conditions.

250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

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

Date 12/01/2023

Invoice # 415868

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

In Reference To:

Monthly contracted management fees, as follows:

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
Credit for Website Oct and Nov @ 41.67	2	(41.67)	(83.34)

Total 4,254.24

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

INVOICE
122723-3

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

Date: December 27, 2023

Repaired skimmer on control structure in
Pond 60 located behind 18991 Roseate Drive.

TOTAL DUE $ 350

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

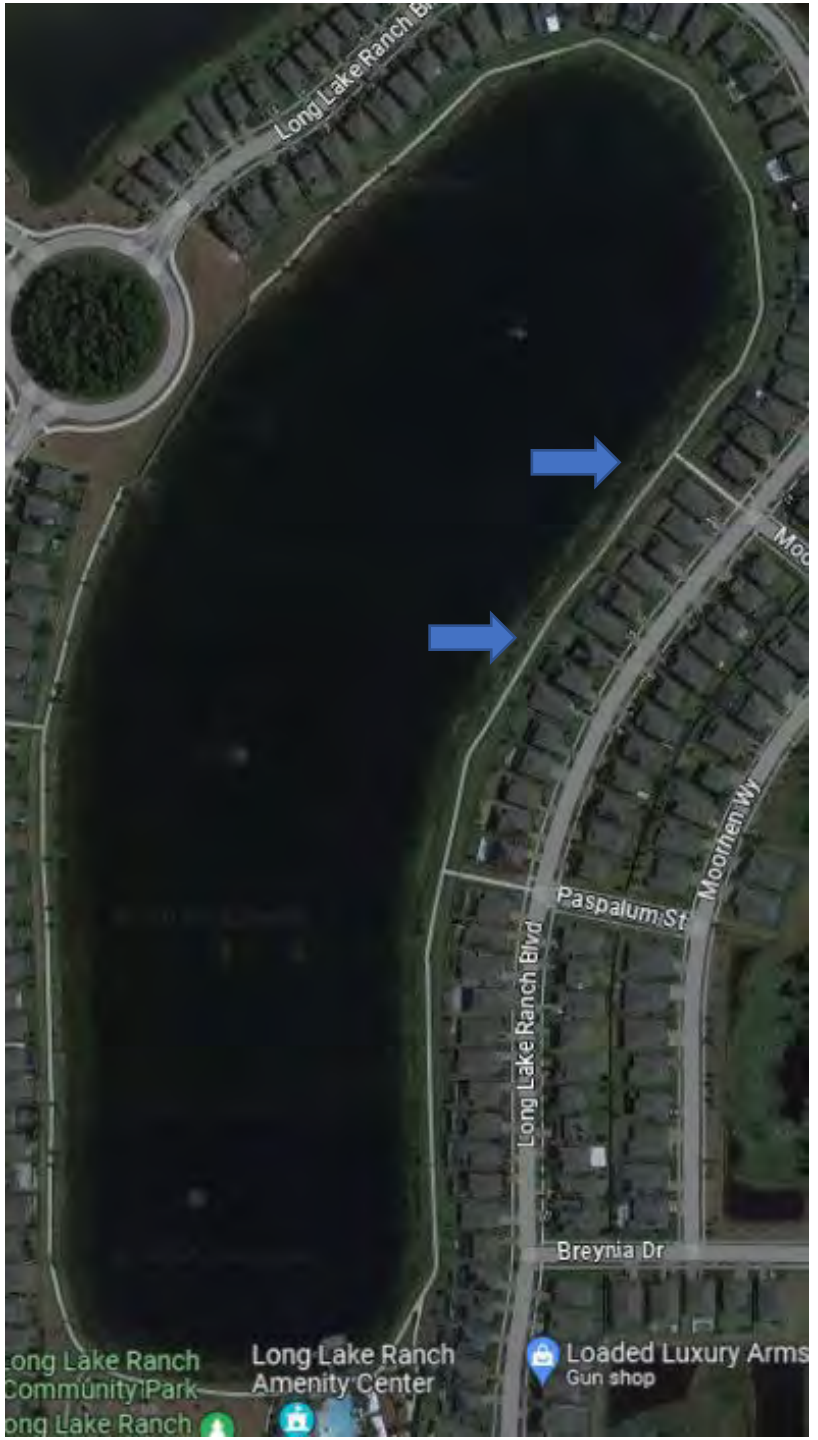
0025756SW0169480000SW0000434938000000102635

Return to Agenda

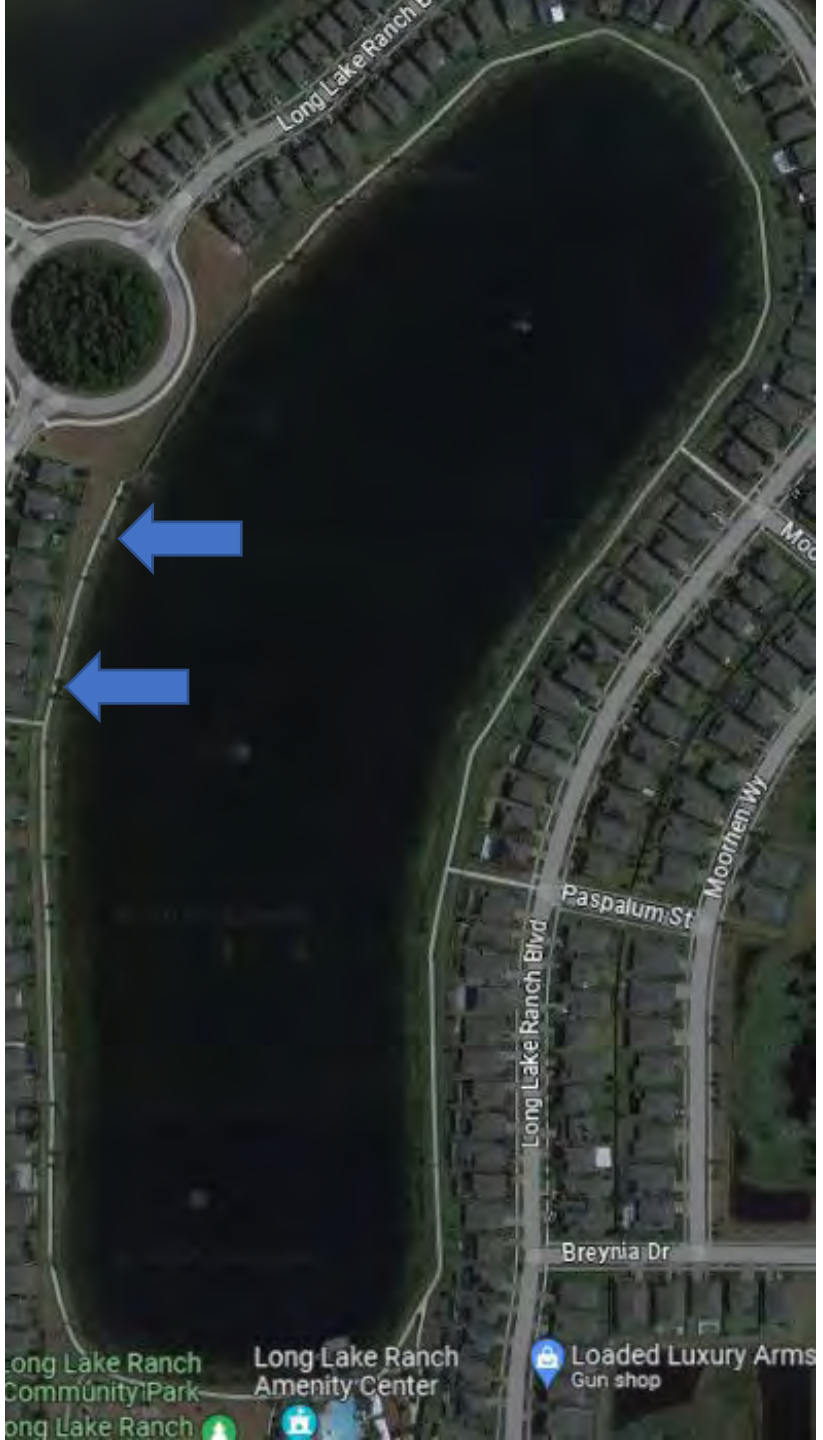
EXHIBIT 10

Long Lake Ranch USA

Jun 24, 2023 at 7:23:20 AM


Long Lake Ranch Blvd
Paspalum St
Moorhen Wy
Long Lake Ranch Blvd
Breynia Dr
Long Lake Ranch
Community Park
Long Lake Ranch
Amenity Center
Loaded Luxury Arms
Gun shop

Jun 24, 2023 at 7:29:26 AM


Long Lake Ranch Blvd
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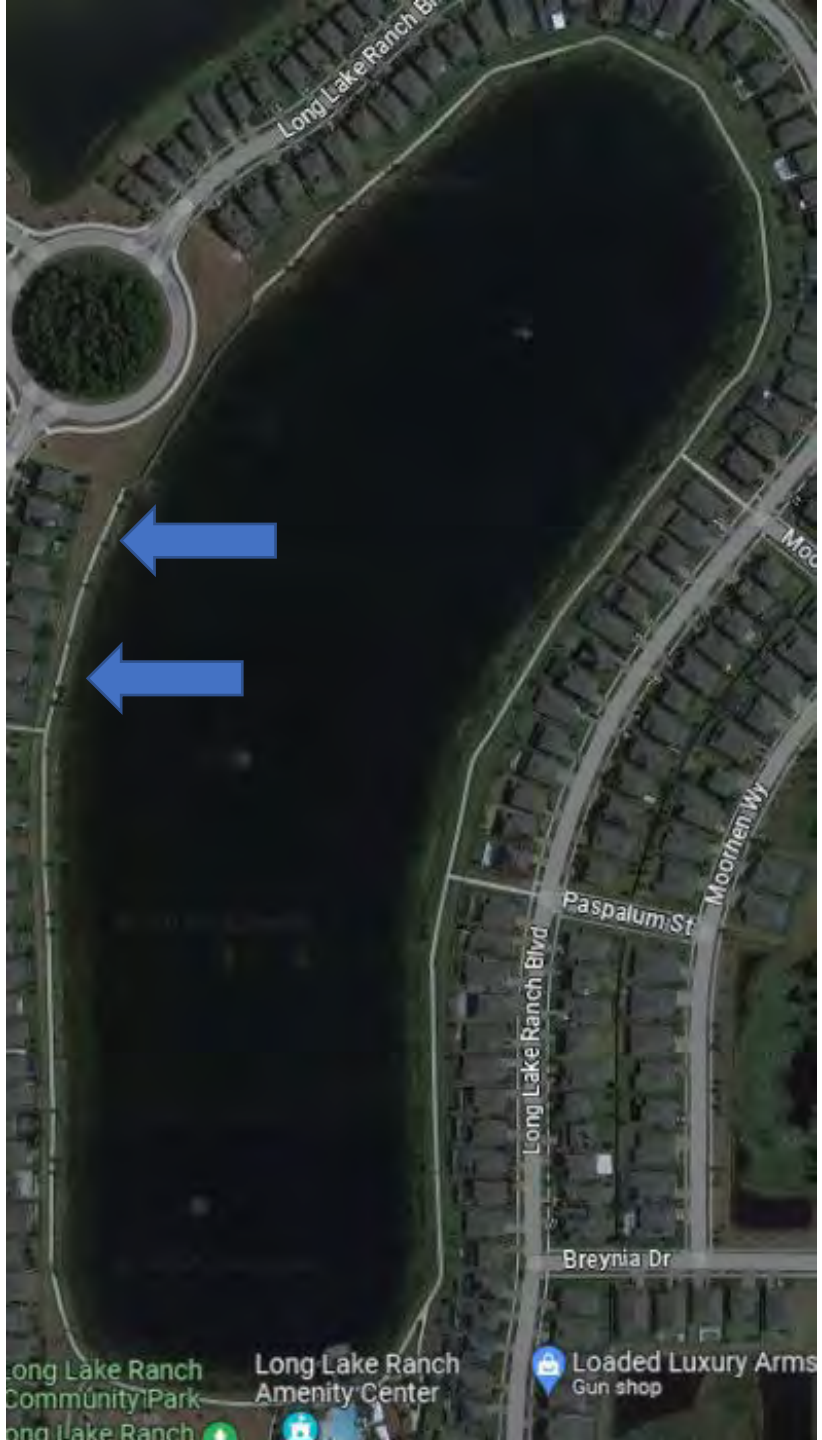
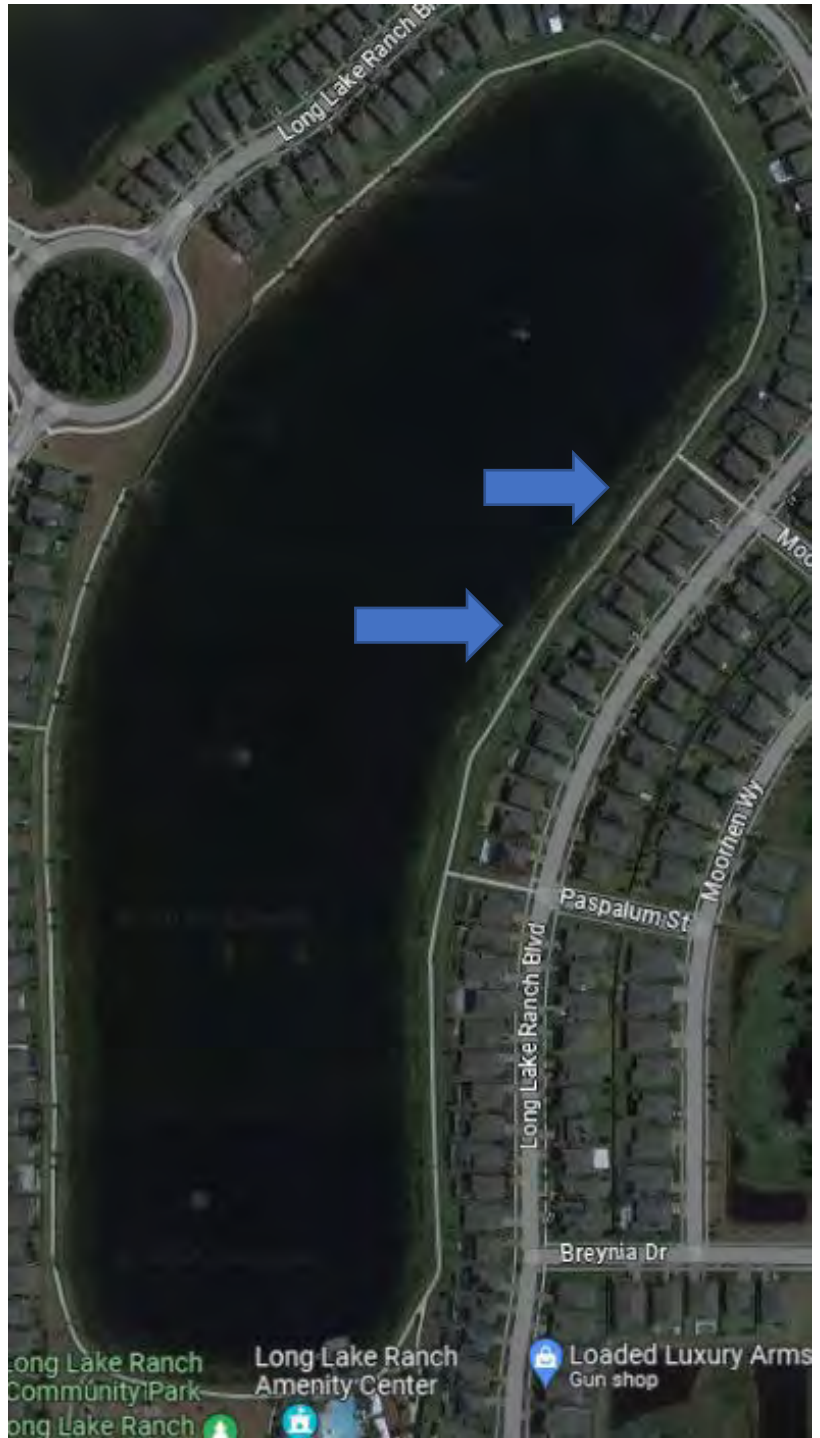
Moorhen Wy
Long Lake Ranch Blvd
Breynia Dr
Long Lake Ranch
Community Park
Long Lake Ranch
Amenity Center
Loaded Luxury Arms
Gun shop


Long Lake Ranch Blvd
Paspalum St
Moorhen Wy
Long Lake Ranch Blvd
Breynia Dr
Long Lake Ranch Community Park
Long Lake Ranch Amenity Center
Loaded Luxury Arms
Gun shop


Long Lake Ranch Blvd
Paspalum St
Moorhen Wy
Long Lake Ranch Blvd
Breynia Dr
Long Lake Ranch Community Park
Long Lake Ranch Amenity Center
Loaded Luxury Arms
Gun shop

May 21, 2023 at 3:58:40 PM

THIS IS NOT
A PUBLIC
PLAYGROUND
ITS USE IS
RESERVED FOR
AUTHORIZED
PERSONS ONLY
Jun 21, 2023 at 7:21:19 PM

Jun 21, 2023 at 7:26:29 PM

NDS®

We put water in its place

30% Better Flow Rate

Poly-Rock™ aggregate features engineered flow channels that increase capacity. The result is a superior flow rate – 30% better than gravel and pipe.

Extreme Durability

EZ-Drain offers a 100+ year material lifespan.

NDS Certified Drainage Contractors:

1) Water Oak Irrigation
2) Conserva Irrigation of Greater Clearwater
3) Red Tree Landscape Systems
4) Arden Hardeman Landscape

Return to Agenda

EXHIBIT 11

ESTIMATE

Finn Outdoor
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
(813)957-6075

Long Lake Ranch CDD

Bill to
Long Lake Ranch CDD

Ship to
Long Lake Ranch CDD

Estimate details
Estimate no.: 2118
Estimate date: 01/16/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		**Drainage Installation** French drain with boxes and discharge -- Finn Outdoor will install approximately 300 linear feet of French drain (6" perforated pipe in 18"x18" #57 granite, fabric wrapped) with 5 inlet basins (approximately 1/4" below sidewalk grade) and two discharge runs to carry water to the adjacent lake. Sidewalk crossings will be done by cutting approximately 12" wide channels through the sidewalk, and repouring concrete to restore path.		1	$18,750.00	$18,750.00
2.		**Drainage Installation** French drain with box and discharge -- Finn Outdoor will install approximately 30 linear feet of French drain (6" perforated pipe in 18"x18" #57 granite, fabric wrapped) with 1 inlet basin (approximately 1/4" below sidewalk grade) and one discharge run to carry water to the adjacent lake. Sidewalk crossing will be done by cutting approximately 12" wide channel through the sidewalk, and repouring concrete to restore path.		1	$1,875.00	$1,875.00

Total **$20,625.00**

Return to Agenda

EXHIBIT 12

ESTIMATE

Prepared For

Long Lake Ranch
Lutz, FL

Visual Enhancements Inc

25052 Winslow Way
Land O Lakes, FL 34639
Phone: (813) 388-3839
Email: venhancements@gmail.com
Web: www.visualenhancementsinc.com

Estimate #	11870
Date	01/16/2024

Description	Total
Main Club house area	**$18,812.97**
2 Wood covered areas near pool	$8,506.65
Pressure clean	
Caulk in wood gaps	
Paint all paintable surfaces with PPG Permanizer Super Premium exterior satin	
Prime all wood PPG Seal grip	
No wood repairs expected	
All materials and labor included	
Covered bldg over mailboxes	$2,379.31
Pressure clean	
Caulk in wood gaps	
Paint all paintable surfaces with PPG Permanizer Super Premium exterior satin	
Prime all wood PPG Seal grip	
No wood repairs expected	

All materials and labor included

Mailboxes $7,927.01

Pressure clean boxes and scuff loose paint

Protect box numbers

Apply primer to unpainted areas

Paint with PPG DTM gloss finish

2nd clubhouse $9,662.80

Clubhouse $3,888.03

Pressure clean

Caulk in wood gaps

Paint all paintable surfaces with PPG Permanizer Super Premium exterior satin

Prime all wood PPG Seal grip

No wood repairs expected

All materials and labor included

Covered Area (not mailbox cover) $2,613.29

Pressure clean

Caulk in wood gaps

Paint all paintable surfaces with PPG Permanizer Super Premium exterior satin

Prime all wood PPG Seal grip

Wood repair expense allowance included $800.00

All materials and labor included

Mailboxes $3,161.48

Pressure clean boxes and scuff loose paint

Protect box numbers

Apply primer to unpainted areas

Paint with PPG DTM gloss finish

Back Section	**$4,757.46**

Cover over mailboxes $1,857.59

Pressure clean

Caulk in wood gaps

Paint all paintable surfaces with PPG Permanizer Super Premium exterior satin

Prime all wood PPG Seal grip

No wood repairs expected

All materials and labor included

Mailboxes $2,899.87

Pressure clean boxes and scuff loose paint

Protect box numbers

Apply primer to unpainted areas

Paint with PPG DTM gloss finish

Subtotal	$33,233.23
Total	**$33,233.23**

Disclaimer:

All work is to be completed in a workmanlike manner according to standard practices. Any change or deviation from the scope of work identified herein that results in additional cost to Visual Enhancements Inc (“Contractor”) will be charged to the Customer as a cost that is separate from and in addition to the quoted price. The Contract Documents consist of this Proposal, the Terms and Conditions, all documents referenced therein, and the Limited Workmanship Warranty (if any), which are incorporated herein by reference. Customer agrees that his/her signature to any one of the Contract Documents constitutes his/her receipt and acceptance of all of the Contract Documents and Statutory Warnings. The parties agree that there is adequate consideration for this Proposal, the receipt and sufficiency of which is hereby acknowledged.

TERMS & CONDITIONS

1. General. This proposal is subject to change without notice and is automatically withdrawn on the 30th day following the date of issue if not accepted in writing and a copy of this proposal returned to Visual Enhancements Inc (“Contractor”). If the customer cancels this Agreement prior to the start of work, Customer is liable for 15% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. By executing this Agreement Customer and Contractor agree that the liquidated damages amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or to cancel this Agreement prior to commencing work if the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. As used in this Agreement, (a) the word “or” is not exclusive, (b) the word “including” is always without limitation, (c) “days” means calendar days and (d) singular words include plural and vice versa.

2. Access. Customer shall provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Customer represents to Contractor that all of the existing surfaces are suitable to receive the materials identified in the scope of work. Customer shall provide Contractor with access to deliver and/or remove materials and debris. Prior to the commencement of work, Customer shall provide Contractor with access to the interior of the structure, upon reasonable notice by Contractor, to inspect the premises for stains, ceiling damage and/or structural damage. Contractor shall not be responsible for any preexisting stains, ceiling damage and/or structural damage. Customer shall provide Contractor with all information necessary to prepare the Notice of Commencement. Customer and/or Owner shall hold harmless and indemnify Contractor from all damages, liabilities, attorney’s fees and other expenses incurred as a result of the Customer and/or Customer’s failure to fulfill its obligations under this paragraph.

3. Payment Terms. Customer shall make payment to Contractor as follows, unless stated otherwise herein: Customer shall pay 50% of the total Agreement amount as a deposit to Contractor within two (2) weeks prior to commencing work; Customer shall pay or cause to be paid the amount of any payment request within thirty (30) days of receipt of a payment request from Contractor. By executing this Agreement, Customer authorizes Contractor to perform a

credit check on Customer. Customer shall pay interest at the rate 1 1/2% per month (ANNUAL PERCENTAGE RATE OF 18%), unless otherwise required by law, on the balance of any and all unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. The total Agreement amount, including the charges for changes/extras outside the scope of work identified herein, shall be payable to Contractor in accordance with the Agreement. No portion of the agreed upon payment may be withheld, back charged or used as a setoff of the agreed upon payment amount without the written consent of Contractor. Customer acknowledges and agrees that it has an independent obligation to pay Contractor regardless of any outstanding insurance claims. If Customer does not make payment, Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated. Collection matters may be processed through litigation or arbitration at Contractor's sole discretion. If there is an increase in the price of materials charged to the Contractor in excess of five (5%) percent, subsequent to making this Agreement, then the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor. As an additional remedy, if the actual cost of any line item increases more than 10% subsequent to the making of this Agreement, Contractor, at its sole discretion, may terminate the contract for convenience. Contractor shall submit written documentation of the increased charges to the Customer. If Customer fails to pay Contractor in accordance with this Agreement, then Contractor may, at its sole discretion, suspend performance of all work, suspend shipments and/or warranties until full payment is made, and/or terminate this Agreement. If a suspension occurs that is not caused solely by the Contractor, the Agreement sum shall be increased by the amount of contractor's reasonable costs of shut-down delay and start-up. The parties acknowledge and agree that the substitution of materials and price adjustments may be required based on changes in material availability and the cost to obtain and deliver materials to the project between the date of this Agreement and the delivery date. In such event, Contractor and Customer shall work together in good faith to identify substitute materials that are similar in price and quality and that do not cause an increase to the Agreement amount. If Customer selects substitute materials that increase the Agreement amount, then the Agreement will be adjusted to reflect the additional costs incurred by the Contractor to purchase and deliver the materials.

4. Site Conditions. Should the Contractor discover concealed or unknown conditions in the existing structure that vary from those conditions ordinarily encountered and generally recognized as inherent in the work of the character identified in this Agreement, then the Agreement amount shall be equitably adjusted upon notice thereof from the Contractor to the Customer. Contractor is not responsible for damages or leaks due to existing conditions or existing sources of leakage simply because Contractor started work on a building or performed repair work. Contractor is not responsible for condensation, moisture migration from the building interior or other building components, or structural conditions.

5. Restrictions and Requirements. Contractor shall carry worker's compensation, automobile liability, commercial general liability and any other insurance required by law. In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or that differs materially from that generally recognized as inherent in work of the

character provided for in this Agreement, all extra costs for Contractor's labor and materials shall be the sole obligation of the Customer. Prior to executing this Agreement, Customer shall notify Contractor in writing of all property and deed restrictions and/or covenants that relate to or restrict the improvements contained in this Agreement. Contractor shall not be responsible for work performed that does not comply with or conform to the property restrictions or covenants. Customer shall pay Contractor for all work performed in violation of any covenant or restriction if Customer failed to notify Contractor in writing prior to executing this Agreement.

6. Customer Protection of Property. Customer shall be solely responsible for any damage to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, pipes, landscaping, appurtenances, or other real or personal property at the project location during construction. Contractor shall not be responsible for any damage caused by dust or debris caused by Contractor's work. The cost for testing and abatement of asbestos and lead is the sole responsibility of the Customer. Customer shall be responsible for indoor air quality during the work and shall hold Contractor harmless, indemnify and defend Contractor from any and all claims, actions, proceedings, and complaints arising out of or relating to fumes, odors, and/or the indoor air quality during Contractor's performance of the work. Unless otherwise specified, there is no specific completion date for Contractor's work. Contractor will perform the work within a reasonable time and in a workmanlike manner.

7. Choice of Law, Venue and Attorney's Fees. This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be Pasco County, Florida. The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement including arbitration, administrative, appellate and/or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action.

8. Arbitration. If a dispute shall arise between Contractor and Customer with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof.
However, in the event there is litigation over the enforcement of a collection matter or construction lien, the parties KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.

9. Damage Limitation. In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, punitive, incidental or indirect damages, including loss of use or loss of profits. Contractor and Customer agree to

allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Customer is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses or claim expenses including attorneys' fees arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes.

10.Warranties. Unless otherwise provided: THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Customer fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees, if any, provided under the Agreement are solely for the original Customer and are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory. Warranties to be issued upon completion and full payment of this Agreement. If there is a breach in the applicable Manufacturer's warranty according to the stated terms and conditions of the warranty supplied, at that moment, this would simultaneously void Contractor's warranty and all of Contractor's responsibility and liability to correct, supplement, rectify, fix, etc. any and all issue(s) as a result of the breach in the Manufacturer's warranty.

11.Claims. It is Customer's duty to notify Contractor in writing within seven (7) days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.

12.Contractor's Default. Customer shall give Contractor at least seven (7) days written notice and the opportunity to cure or such additional time as is reasonably necessary to cure the alleged breach, before declaring the Contractor in default of this Agreement.

13.Acts of God. Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; strikes pandemics, epidemics, COVID-19 or similar viruses/illnesses requiring quarantine, work stoppage or slowdown in the progress of the work as a result of any ongoing epidemic or pandemic whether caused by a private actor's decision, government action, or an outbreak related to COVID-19 or any locally, state, or federally declared epidemic or pandemic, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work.

14.Customer Delay. The Parties agree that the Contractor should be permitted to execute its work without interruption. If Contractor's work is delayed at any time by any act or neglect of

Customer and/or Customer's representatives, employees, agents, guests, or invitees, or any other contractor employed by the Customer, or by any changes ordered in the work, then Contractor shall be reimbursed or paid for all additional costs or damages incurred as a result. This shall include damages related to lost use of equipment caused by the delay.

15.Disclaimer. Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies ("Claims") pertaining to mildew, algae, fungus, mold, and/or other indoor air allergens ("Mold") including Claims arising out or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor or third parties, and agrees to indemnify and hold harmless Contractor from any and all Claims arising out of or relating to Mold.

16.Working Hours. The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays.
Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours if required by Customer.

17.Materials. All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Contractor is not responsible for the actual verification of technical specifications of product manufacturers. In the event of impending high wind conditions, hurricanes, tornados, or other adverse weather conditions, if Contractor is requested to remove/reposition product from/on the job site, Contractor shall use its reasonable efforts (subject to weather conditions, life/safety concerns and manpower/equipment constraints) to comply with the request. Customer agrees to promptly pay Contractor for these extra services. Contractor is not responsible for defective products if Contractor did not know such products were defective prior to the installation of same. As such, Contractor is not responsible for any costs, damages, claims, etc., associated with any remediation of supposed harm caused by a defective product. A defective product shall not be grounds to withhold payment or reject the work performed by Contractor.

18.Construction and Interpretation. Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Proposal/Contract," "Limited Workmanship Warranty," and "Statutory Warnings," as well as any

other document signed by both parties as part of this Agreement. Customer represents that it has read and fully understood the Contract Documents, or has had an opportunity to consult with counsel, prior to executing this Agreement.

19.Use of Photo and Likeness. Customer consents to photographs/videos being taken of the residence and agrees to allow such photos, video, or likeness to be used for any legitimate purpose, including, but not limited to, promotional and marketing uses.

20.Visual Enhancements Inc reserves the right to refuse this contract any time prior to commencement of job.

STATUTORY WARNINGS

LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001 -- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

CHAPTER 558 NOTICE OF CLAIM

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

RADON GAS WARNING

RADON GAS: RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY HEALTH DEPARTMENT.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 487-1395, 2601 BLAIRSTONE ROAD, TALLAHASSEE, FL 32399-1039.

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.

ACCEPTANCE OF PROPOSAL / ESTIMATE: The above prices, specifications and conditions are Satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Long Lake Ranch

Return to Agenda