



***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 Microsoft Teams [Teams Link](#)
Center, 19037 Long Lake Link:
Ranch Blvd., Lutz, FL
33558

Revised Agenda

- I. Call to Order/ Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. 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** [Exhibit 4](#)
 - 2. **Presentation of Board Requests** [Exhibit 5](#)
 - a. **General Fund Capital Improvement**
 - b. **Reserves Capital Improvement**
 - c. **Revised September 2023 Unaudited Financial Statements**
 - d. **Duke October 2023 Invoice**
- VII. Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on January 4, 2024 [Exhibit 6](#)
 - B. Consideration for Acceptance – The November 2023 Unaudited Financial Statements – *previously presented* [Exhibit 7](#)

VII. Consent Agenda – continued

- C. Consideration for Acceptance – The November 2023 Operations & Maintenance Expenditures – *previously presented* [Exhibit 8](#)
- D. Consideration for Acceptance – The December 2023 Unaudited Financial Statements [Exhibit 9](#)
- E. Consideration for Acceptance – The December 2023 Operations & Maintenance Expenditures [Exhibit 10](#)

VIII. Business Items

- A. Presentation & Consideration of Big Lake Drainage Proposal(s)
1. Finn Outdoor [Exhibit 11](#)
 2. **Site Masters** [Exhibit 12](#)
[Exhibit 13](#)
- B. Consideration of Visual Enhancements Painting Proposal [Exhibit 14](#)

IX. Supervisors' Requests

X. Audience Comments – New Business

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

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

XII. Adjournment

EXHIBIT 1

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS 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

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

[illegible]

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

EXHIBIT 4



LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Aquatics

January 2024



Pond and Lake Management:

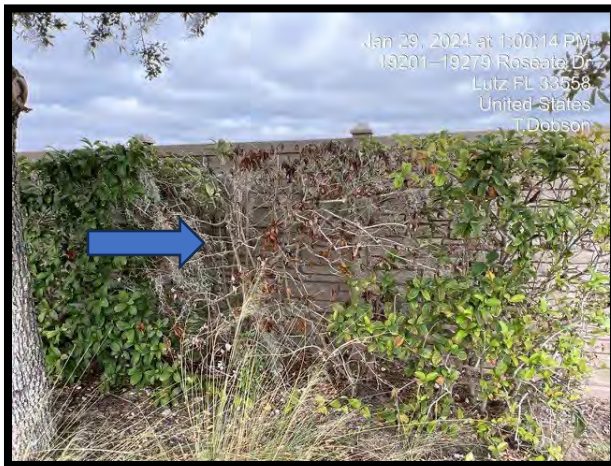
All the waterways are in amazing shape. Due to the cooler weather, the algae blooms and growth of invasive vegetation are at a minimum for the next couple of months. The water levels are still lower than they should be so all rain events will be greatly welcomed.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Landscape Maintenance



Landscape Maintenance:

The maintenance continues to improve; however, there are pockets that are in need of attention. (Photos 1 & 5.)





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Hedges / Shrubs: The hedges and shrubs were pruned to contract specs. There are a few sprouts that need to be topped, but overall, most of the hedges and shrubs are in good condition.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Mowing: The turf is currently dormant, with little to no growth. Treatment of broadleaf weeds is recommended.



Bed Maintenance: The maintenance of the beds is improving, but weeds still plague the annual beds. Recommend assessing the enhancement beds as some of the vegetation is not blooming and or filling in as expected. (Blue Daze and Fire Bush)





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

Bed Maintenance. Continued.



Observations & Recommendations



Low Hanging Branches: Several tree branches along the main sidewalks are lower than 6 feet. Recommend trimming the branches as soon as possible.

Mulch Project: The mulch for the common areas was delivered the third week of January as anticipated. Distribution is in progress.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT



Ants: Ant mounds are sprouting up throughout the community, despite the cooler temperatures.

Irrigation: Exposed irrigation wires are visible under the shrubs at the clubhouse. Recommend replacing the box and lid.

Resurfacing Project: Pool Doctor is moving along at a steady pace. Equipment recommendations are forthcoming.

Fountains: Night inspections were conducted on January 4th & 23rd.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

District Manager Report

January Highlights

Cleaning:

The District received one complaint regarding cleaning this month.

Fountains:

All fountains were operational at the time of this report.

Irrigation:

Reported three irrigation leaks to RedTree. All leaks were located on Long Ranch Blvd.

Mailbox Kiosks:

A resident would like the Board to consider installing a retractable barrier and stanchions as an effective and aesthetically acceptable way to reflect the mail is being sorted and distributed. Currently, the mail carrier is using the portable boxes to create a barrier.

**Moss:**

The moss is still building up on the trees in the common areas. Recommend regular removal.

Mulching Project:

The mulching project is in progress.

Security Patrols:

Long Lake Ranch Reserve is interested in combining efforts by employing FHP to patrol the two neighborhoods.

Signage:

Recommend replacing the common area signage located throughout the community. Staff is in the process of installing the new clubhouse signage.

Site Visits:

1/4 (PM), 1/8, 1/12, 1/15, 1/17, 1/21, 1/23 (PM), 1/26, 1/29.

Streetlight Outages:

Long Lake Ranch Blvd. (2), Moorhen Way (2), Multiflora Loop, Serenoa Drive. Reported and repaired.

Toddler Swing:

A replacement swing is on order, due to the deterioration of the rubber coating.
An irrigation leak located at the clubhouse was repaired.





LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

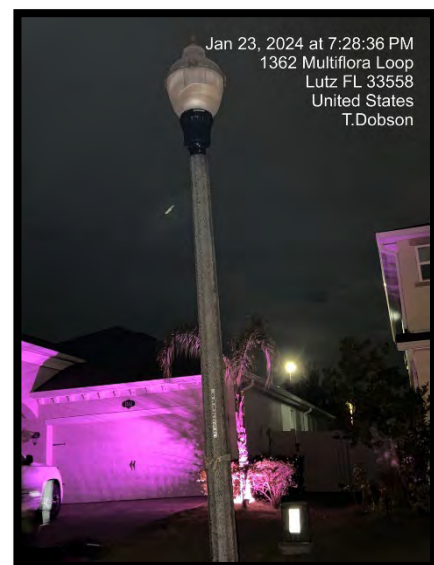
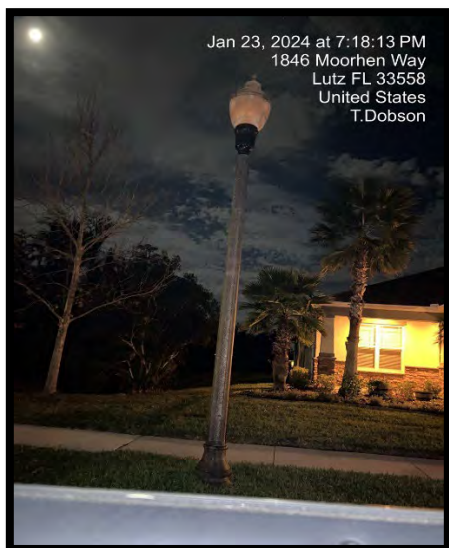
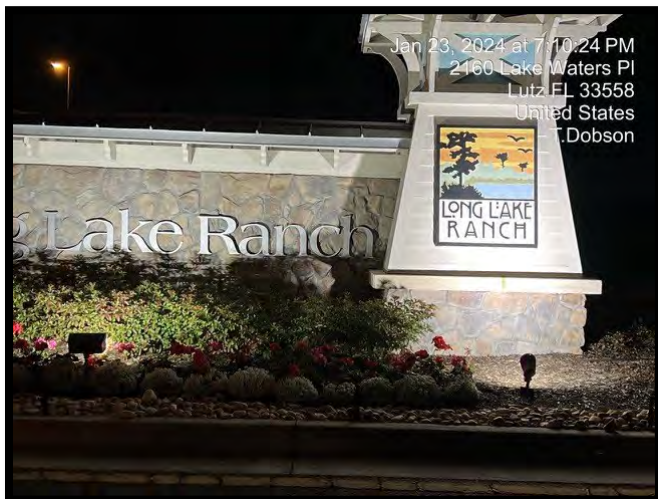
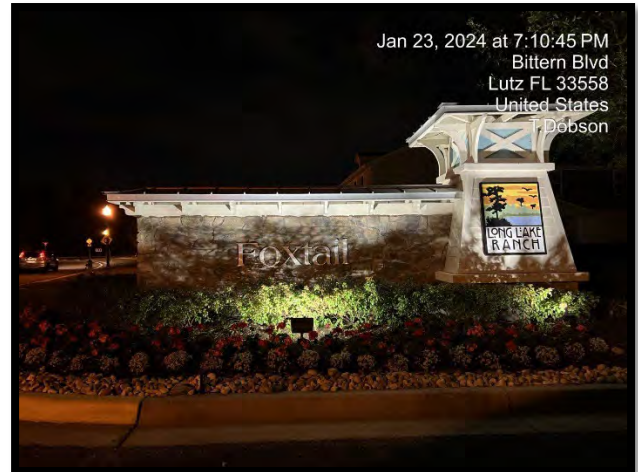


EXHIBIT 5

Hi Tish,

Please see attached a breakdown of the Capital Improvement expenditures for GF and Reserves, the latest version of the FY23 Sep. financials, and the \$174 Duke Energy invoice. The invoice covers the dates 09/16 to 10/17; half of the total was allocated to FY23 and the remainder was allocated to this FY.

Regards,
-Al

2:35 PM

01/23/24

Accrual Basis

Long Lake Ranch CDD

Transaction Detail By Account

October 2022 through September 2023

Date	Num	Name	Memo	Debit	Credit	Balance
1190000 · Capital Improvements						
10/07/2022	30016	DCSI, Inc " Security & So...	Reference: access control.	11,825.00		11,825.00
10/22/2022	54		DCSI access panels. Allocating to Reserves		11,825.00	0.00
11/02/2022	30076	DCSI, Inc " Security & So...	Reference: Replace camera system.	22,151.50		22,151.50
11/14/2022	30115	DCSI, Inc " Security & So...	Reference: Replace PoE switch , surge protector & Bat...	972.00		23,123.50
11/17/2022	326622	Credit Card Purchases	Best Buy- Computer	1,377.98		24,501.48
12/02/2022	2209-...	Fencing Life LLC	Reference: Fence Repair.	29,076.76		53,578.24
12/21/2022	30235	DCSI, Inc " Security & So...	Reference: Set up new desktop computer.	500.00		54,078.24
01/07/2023	4486	Credit Card Purchases	Home Depot	899.00		54,977.24
01/30/2023	2209-...	Fencing Life LLC	Reference: Fence Repair.	29,076.75		84,053.99
02/17/2023	30420	DCSI, Inc " Security & So...	Reference: installing new fence control.	437.50		84,491.49
02/21/2023	2302-...	Fencing Life LLC	Reference: Fence Repair. https://dpfg.payableslockbo...	3,117.13		87,608.62
02/21/2023	2302-...	Fencing Life LLC	Reference: Fence Repair.	3,117.13		90,725.75
03/03/2023	30474	DCSI, Inc " Security & So...	Reference: Access/ Gate Service.	1,659.00		92,384.75
03/14/2023	12958	RedTree Landscape Syst...	Reference: landscape enhancement performed 1/16.	720.00		93,104.75
03/14/2023	12957	RedTree Landscape Syst...	Reference: landscape enhancement performed 3/6.	2,400.00		95,504.75
03/14/2023	12956	RedTree Landscape Syst...	Reference: landscape enhancement performed 3/6/23.	3,000.00		98,504.75
04/18/2023	04182...	Site Master of Florida, LLC	Reference: Slab and Driveway for Maintenance shed.	8,210.00		106,714.75
04/24/2023	2-706...	FlooringMaster	Reference: deposit for quote 606933.	3,359.53		110,074.28
04/30/2023	81		FlooringMaster. Allocating to Reserves		3,359.53	106,714.75
05/05/2023	05232...	Site Master of Florida, LLC	Slab and Driveway for Maintenance Shed	8,210.00		114,924.75
05/05/2023	05232...	Site Master of Florida, LLC	removed and replaced broken panel	8,210.00		123,134.75
05/30/2023	2581		Over Payment		6,410.00	116,724.75
05/31/2023	71		Tish Dobson Reimburse allocate to GF	2,375.28		119,100.03
06/05/2023	0204	Credit Card Purchases	Costco	1,664.91		120,764.94
06/07/2023	30804	DCSI, Inc " Security & So...	Reference: installation for new pool gate access control.	1,299.00		122,063.94
06/07/2023	30803	DCSI, Inc " Security & So...	Reference: reinstall maglock & Z-Bracket on the repair...	349.00		122,412.94
07/08/2023	070823	Tuff Shed	Premier Pro Ranch Garage Down payment - 2 of 3	8,440.68		130,853.62
07/25/2023	Jul 20...	BANK UNITED VISA CC	Costco (ref. 9779) 07.05.23	1,155.92		132,009.54
08/08/2023	s1218...	Kazar's Electric, Inc.	Run circuit & add sub panel @ maint shed	3,938.47		135,948.01
08/21/2023	082123	Tuff Shed	Premier Pro Ranch Garage Down payment - 3 of 3	2,152.67		138,100.68
Total 1190000 · Capital Improvements				159,695.21	21,594.53	138,100.68
TOTAL				159,695.21	21,594.53	138,100.68

Long Lake Ranch CDD
Transaction Detail By Account
October 2022 through September 2023

Date	Num	Name	Memo	Debit	Credit	Balance
1190000 · Capital Improvements						
1590010 · Capital Outlay						
03/16/2023	2-607...	FlooringMaster	50% Deposit for Job # 706177	3,359.53		3,359.53
04/30/2023	81		FlooringMaster. Allocating to Reserves	3,359.53		6,719.06
Total 1590010 · Capital Outlay				6,719.06	0.00	6,719.06
Total 1190000 · Capital Improvements				6,719.06	0.00	6,719.06
TOTAL				6,719.06	0.00	6,719.06

Long Lake Ranch Community Development District

Financial Statements
(Unaudited)

Preliminary

September 30, 2023

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to September 30, 2023

	FY 2023 Month of October	FY 2023 Month of November	FY 2023 Month of December	FY 2023 Month of January	FY 2023 Month of February	FY 2023 Month of March	FY 2023 Month of April	FY 2023 Month of May
1 REVENUE								
2 ASSESSMENTS LEVIED								
3 ASSESSMENTS LEVIED (NET ON-ROLL)	\$ -	\$ 229,807	\$ 889,661	\$ 8,664	\$ 16,938	\$ 7,064	\$ 13,818	\$ -
4 ASSESSMENTS LEVIED (ADDITIONAL GROSS ON-ROLL)							594	420
5 ADDITIONAL REVENUE								
6 TENNIS	-	120	240	-	120	120	120	240
7 ROOM RENTALS	-	125	180	-	-	180	-	180
8 INTEREST	-	-	-	-	-	-	-	-
9 ADVERTISEMENT RENTAL	800	1,600	800	800	-	800	1,600	800
10 MISC. REVENUE	-	125	-	-	75	75	-	50
11 TOTAL REVENUE	\$ 800	\$ 231,777	\$ 890,881	\$ 9,464	\$ 17,133	\$ 8,239	\$ 16,132	\$ 1,690
12 EXPENDITURES								
13 ADMINISTRATIVE								
14 SUPERVISORS - REGULAR MEETINGS	\$ 600	\$ 800	\$ 600	\$ 600	\$ 600	\$ 400	\$ 600	\$ 400
15 SUPERVISORS - WORKSHOPS	-	-	-	-	-	600	-	600
16 PAYROLL TAXES (BOS)	46	61	46	46	46	77	46	77
17 PAYROLL SERVICES FEES	50	50	51	51	51	102	50	100
18 DISTRICT MANAGEMENT	1,667	1,638	1,694	1,622	1,667	1,667	1,667	1,667
19 ADMINISTRATIVE	917	917	917	917	917	917	917	917
20 ACCOUNTING	917	917	917	917	917	917	917	917
21 ASSESSMENT ROLL PREPERATION	417	417	417	417	417	417	417	417
22 DISSEMINATION AGENT	3,000	-	-	-	-	-	-	-
23 DISTRICT COUNSEL	(1)	2,892	2,243	2,825	3,116	2,578	3,778	3,306
24 DISTRICT ENGINEER	298	968	-	425	553	425	383	1,225
25 ARBITRAGE REBATE CALCULATION	-	-	500	-	-	-	-	-
26 TRUSTEE FEES	6,932	-	4,041	-	-	-	-	-
27 BANK FEES	-	-	-	-	-	-	-	53
28 AUDITING	-	-	-	-	-	-	-	-
29 REGULATORY PERMITS AND FEES	175	-	-	-	-	-	-	-
30 TAX COLLECTOR/PROPERTY TAXES	-	-	225	-	-	-	-	150
31 SALES TAX	189	-	-	272	-	-	148	-
32 LEGAL ADVERTISING	-	-	66	66	68	145	66	66
33 WEBSITE HOSTING	1,538	-	-	-	-	-	-	-
34 TOTAL ADMINISTRATIVE	16,742	8,659	11,715	8,156	8,350	8,243	8,986	9,892
35 INSURANCE								
36 GENERAL LIABILITY/PROPERTY INSURANCE	20,564	-	-	-	-	-	465	-
37 TOTAL INSURANCE	20,564	-	-	-	-	-	465	-

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to September 30, 2023

	FY 2023 Month of June	FY 2023 Month of July	FY 2023 Month of August	FY 2023 Month of September	FY 2023 Total Actual Year-to-Date	FY 2023 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE								
2 ASSESSMENTS LEVIED								
3 ASSESSMENTS LEVIED (NET ON-ROLL)	\$ -	\$ -	\$ -	\$ -	\$ 1,165,951	\$ 1,165,951	\$ -	100%
4 ASSESSMENTS LEVIED (ADDITIONAL GROSS ON-ROLL)	1,373	-	-	4,167	6,554	74,422	(67,868)	9%
5 ADDITIONAL REVENUE								
6 TENNIS	120	-	120	120	1,320	1,440	(120)	92%
7 ROOM RENTALS	120	-	240	420	1,445	150	1,295	963%
8 INTEREST	-	-	-	-	-	125	(125)	0%
9 ADVERTISEMENT RENTAL	800	-	800	800	9,600	-	9,600	
10 MISC. REVENUE	725	-	25	572	1,646	-	1,646	
11 TOTAL REVENUE	\$ 3,138	\$ -	\$ 1,185	\$ 6,078	\$ 1,186,517	\$ 1,167,666	\$ 18,850	102%
12 EXPENDITURES								
13 ADMINISTRATIVE								
14 SUPERVISORS - REGULAR MEETINGS	\$ -	\$ 600	\$ 600	\$ 600	\$ 6,400	\$ 10,000	\$ (3,600)	64%
15 SUPERVISORS - WORKSHOPS	-	-	-	-	1,200	2,000	(800)	60%
16 PAYROLL TAXES (BOS)	-	46	46	46	581	734	(153)	79%
17 PAYROLL SERVICES FEES	-	50	50	50	654	600	54	109%
18 DISTRICT MANAGEMENT	1,667	1,667	1,667	1,684	19,971	20,000	(29)	100%
19 ADMINISTRATIVE	917	917	917	917	11,000	11,000	-	100%
20 ACCOUNTING	917	917	917	917	11,000	11,000	-	100%
21 ASSESSMENT ROLL PREPERATION	417	417	417	417	5,000	5,000	-	100%
22 DISSEMINATION AGENT	-	-	-	-	3,000	3,000	-	100%
23 DISTRICT COUNSEL	3,118	2,060	2,253	2,628	30,794	32,000	(1,206)	96%
24 DISTRICT ENGINEER	260	-	-	-	4,535	13,500	(8,965)	34%
25 ARBITRAGE REBATE CALCULATION	-	-	650	-	1,150	650	500	177%
26 TRUSTEE FEES	3,933	-	-	-	14,905	15,701	(796)	95%
27 BANK FEES	-	32	25	-	110	150	(40)	73%
28 AUDITING	3,950	-	-	-	3,950	6,000	(2,050)	66%
29 REGULATORY PERMITS AND FEES	-	-	-	-	175	175	-	100%
30 TAX COLLECTOR/PROPERTY TAXES	-	-	-	-	375	250	125	150%
31 SALES TAX	280	-	-	-	889	-	889	
32 LEGAL ADVERTISING	94	1,478	77	179	2,303	1,500	803	154%
33 WEBSITE HOSTING	-	-	-	-	1,538	1,600	(63)	96%
34 TOTAL ADMINISTRATIVE	15,551	8,183	7,617	7,437	119,532	134,860	(15,329)	89%
35 INSURANCE								
36 GENERAL LIABILITY/PROPERTY INSURANCE	-	-	-	-	21,029	22,628	(1,599)	93%
37 TOTAL INSURANCE	-	-	-	-	21,029	22,628	(1,599)	93%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to September 30, 2023

	FY 2023 Month of October	FY 2023 Month of November	FY 2023 Month of December	FY 2023 Month of January	FY 2023 Month of February	FY 2023 Month of March	FY 2023 Month of April	FY 2023 Month of May
38 UTILITIES								
39 UTILITIES - ELECTRICITY	3,730	3,586	3,632	5,282	4,793	4,716	5,222	5,469
40 UTILITIES - STREETLIGHTS	10,809	10,805	10,807	11,208	9,015	5,248	4,955	5,657
41 UTILITIES - WATER/SEWER	763	272	279	358	279	575	653	330
42 UTILITIES - SOLID WASTE REMOVAL	174	1,426	91	88	88	87	87	87
43 TOTAL UTILITIES	15,476	16,090	14,809	16,937	14,174	10,626	10,917	11,543
44 SECURITY								
45 SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT)	650	(380)	-	1,198	-	-	-	-
46 TOTAL SECURITY	650	(380)	-	1,198	-	-	-	-
47 COMMUNITY MAINTENANCE								
48 FIELD SERVICES	421	421	421	421	421	421	421	421
49 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	-	600	443	-	600	291	-	600
50 AQUATIC MAINTENANCE	4,920	2,460	2,460	-	2,460	2,460	2,460	2,460
51 MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	-	-	-	-	-
52 AQUATIC PLANT REPLACEMENT	-	-	-	-	-	-	-	-
53 STORMWATER SYSTEM MAINTENANCE	-	-	-	-	-	-	-	-
54 FISH STOCKING	-	-	-	-	-	-	3,506	-
55 LAKE & POND MAINTENANCE	-	-	-	-	-	-	-	-
56 ENTRY & WALLS MAINTENANCE	-	-	-	-	-	-	-	-
57 LANDSCAPE MAINTENANCE - CONTRACT	13,675	13,675	13,675	13,675	13,675	13,675	13,675	13,675
58 LANDSCAPE REPLACEMENT MULCH	-	-	-	60,000	-	-	1,250	-
59 LANDSCAPE REPLACEMENT ANNUALS	7,272	-	7,272	-	-	7,272	-	-
60 LANDSCAPE REPLACEMENT PLANTS & SHRUBS	-	-	49,142	-	2,850	-	-	4,500
61 TREE TRIMMING & MAINTENANCE	-	675	-	-	-	-	-	-
62 OTHER LANDSCAPE -FIRE ANT TREAT	-	-	-	-	-	-	4,475	-
63 IRRIGATION REPAIRS & MAINTENANCE	1,443	-	-	-	-	606	-	3,873
64 DECORATIVE LIGHT MAINTENANCE	4,000	-	-	-	-	-	-	-
65 PRESSURE WASHING	-	-	-	-	450	-	30,000	-
66 FIELD CONTINGENCY	1,200	-	-	-	-	1,224	-	-
67 TOTAL PHYSICAL ENVIRONMENT	32,930	17,831	73,412	74,096	20,456	25,948	55,787	25,529
68 ROAD & STREET FACILITIES								
69 SIDEWALK REPAIR & MAINTENANCE	-	-	-	-	-	-	-	-
70 ROADWAY REPAIR & MAINTENANCE	-	-	-	-	-	-	-	-
71 SIGNAGE REPAIR & REPLACEMENT	-	-	-	-	66	-	-	-
72 TOTAL ROAD & STREET FACILITIES	-	-	-	-	66	-	-	-

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to September 30, 2023

	FY 2023 Month of June	FY 2023 Month of July	FY 2023 Month of August	FY 2023 Month of September	FY 2023 Total Actual Year-to-Date	FY 2023 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
38 UTILITIES								
39 UTILITIES - ELECTRICITY	5,303	4,564	4,617	4,179	55,093	90,000	(34,907)	61%
40 UTILITIES - STREETLIGHTS	28,443	8,456	8,457	8,447	122,308	150,000	(27,692)	82%
41 UTILITIES - WATER/SEWER	1,047	1,739	1,363	1,371	9,029	25,000	(15,971)	36%
42 UTILITIES - SOLID WASTE REMOVAL	86	86	87	103	2,490	1,716	774	145%
43 TOTAL UTILITIES	34,879	14,845	14,524	14,099	188,920	266,716	(77,796)	71%
44 SECURITY								
45 SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT)	-	-	313	125	1,906	7,600	(5,695)	25%
46 TOTAL SECURITY	-	-	313	125	1,906	7,600	(5,695)	25%
47 COMMUNITY MAINTENANCE								
48 FIELD SERVICES	421	421	421	421	5,051	5,051	1	100%
49 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	476	548	600	-	4,159	3,500	659	119%
50 AQUATIC MAINTENANCE	4,920	2,460	-	4,920	31,980	29,520	2,460	108%
51 MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	-	-	3,100	(3,100)	0%
52 AQUATIC PLANT REPLACEMENT	-	-	-	-	-	2,500	(2,500)	0%
53 STORMWATER SYSTEM MAINTENANCE	-	-	-	-	-	500	(500)	0%
54 FISH STOCKING	-	-	-	-	3,506	11,100	(7,594)	32%
55 LAKE & POND MAINTENANCE	-	1,500	-	-	1,500	2,000	(500)	75%
56 ENTRY & WALLS MAINTENANCE	-	-	-	-	-	5,500	(5,500)	0%
57 LANDSCAPE MAINTENANCE - CONTRACT	13,675	13,675	13,675	11,504	161,929	183,982	(22,053)	88%
58 LANDSCAPE REPLACEMENT MULCH	-	-	-	-	61,250	70,000	(8,750)	88%
59 LANDSCAPE REPLACEMENT ANNUALS	-	-	-	-	21,816	24,000	(2,184)	91%
60 LANDSCAPE REPLACEMENT PLANTS & SHRUBS	-	-	-	-	56,492	45,000	11,492	126%
61 TREE TRIMMING & MAINTENANCE	-	-	-	-	675	16,000	(15,325)	4%
62 OTHER LANDSCAPE -FIRE ANT TREAT	-	-	-	-	4,475	4,500	(25)	99%
63 IRRIGATION REPAIRS & MAINTENANCE	225	-	-	-	6,146	6,000	146	102%
64 DECORATIVE LIGHT MAINTENANCE	-	-	-	-	4,000	9,050	(5,050)	44%
65 PRESSURE WASHING	-	-	-	-	30,450	30,000	450	101%
66 FIELD CONTINGENCY	-	-	-	19,039	21,463	22,931	(1,468)	94%
67 TOTAL PHYSICAL ENVIRONMENT	19,717	18,604	14,696	35,884	414,891	474,234	(59,343)	87%
68 ROAD & STREET FACILITIES								
69 SIDEWALK REPAIR & MAINTENANCE	-	2,000	-	5,200	7,200	1,000	6,200	720%
70 ROADWAY REPAIR & MAINTENANCE	-	-	-	-	-	1,000	(1,000)	0%
71 SIGNAGE REPAIR & REPLACEMENT	-	-	450	-	516	5,000	(4,484)	10%
72 TOTAL ROAD & STREET FACILITIES	-	2,000	450	5,200	7,716	7,000	716	110%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to September 30, 2023

	FY 2023 Month of October	FY 2023 Month of November	FY 2023 Month of December	FY 2023 Month of January	FY 2023 Month of February	FY 2023 Month of March	FY 2023 Month of April	FY 2023 Month of May
73 AMENITY MAINTENANCE								
74 CLUBHOUSE MANAGEMENT	8,979	9,396	9,212	8,979	10,011	4,524	8,143	6,140
75 POOL MAINTENANCE - CONTRACT	2,315	-	-	4,630	2,315	2,315	2,315	2,315
76 DOG WASTE STATION SUPPLIES	-	-	417	417	269	-	-	-
77 AMENITY MAINTENANCE & REPAIR	555	1,918	664	430	280	1,085	1,053	1,475
78 OFFICE SUPPLIES	41	62	-	14	69	43	-	19
79 FURNITURE REPAIR/REPLACEMENT	-	-	-	-	-	-	-	-
80 POOL REPAIRS	-	135	355	690	-	(453)	271	625
81 POOL PERMITS	-	-	-	-	-	-	-	561
82 COMMUNICATIONS (TEL, FAX, INTERNET)	263	302	296	297	297	297	296	297
83 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	-	-	-	-	-	-	280	1,094
84 COMPUTER SUPPORT MAINTENANCE & REPAIR	-	-	-	-	132	464	125	-
85 PLAYGROUND EQUIPMENT & MAINTENANCE	-	-	-	-	-	-	-	-
86 ATHLETIC/PARK & COURT/FIELD REPAIRS	184	300	-	97	652	-	563	-
87 PEST CONTROL	-	-	300	-	300	-	-	300
88 CLUBHOUSE SUPPLIES	-	-	-	-	47	127	6	-
89 TOTAL PARKS AND RECREATION	12,337	12,113	11,243	15,554	14,372	8,403	13,052	12,825
90 PROJECT BUDGET								
91 CAPITAL IMPROVEMENT PLAN (CIP)	-	24,501	29,577	29,976	6,672	7,779	8,210	12,385
92 TOTAL PROJECT BUDGET	-	24,501	29,577	29,976	6,672	7,779	8,210	12,385
93 TOTAL EXPENDITURES	\$ 98,701	\$ 78,814	\$ 140,756	\$ 145,917	\$ 64,089	\$ 60,999	\$ 97,418	\$ 72,175
94 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(97,901)	152,962	750,125	(136,452)	(46,956)	(52,761)	(81,286)	(70,485)
95 OTHER FINANCING SOURCES & USES								
96 TRANSFERS IN	-	-	-	-	-	-	-	-
97 TRANSFERS OUT	(95,544)	-	-	-	-	-	-	-
98 TOTAL OTHER FINANCING RESOURCES & USES	(95,544)	-	-	-	-	-	-	-
99 NET CHANGE IN FUND BALANCE	\$ (193,444)	\$ 152,962	\$ 750,125	\$ (136,452)	\$ (46,956)	\$ (52,761)	\$ (81,286)	\$ (70,485)

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to September 30, 2023

	FY 2023 Month of June	FY 2023 Month of July	FY 2023 Month of August	FY 2023 Month of September	FY 2023 Total Actual Year-to-Date	FY 2023 Amended Budget	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
73 AMENITY MAINTENANCE								
74 CLUBHOUSE MANAGEMENT	9,091	12,280	6,140	22,651	115,545	126,928	(11,383)	91%
75 POOL MAINTENANCE - CONTRACT	4,630	2,315	2,315	2,315	27,780	27,780	-	100%
76 DOG WASTE STATION SUPPLIES	-	-	150	-	1,252	5,460	(4,208)	23%
77 AMENITY MAINTENANCE & REPAIR	2,707	783	5,118	3,208	19,274	21,000	(1,726)	92%
78 OFFICE SUPPLIES	18	-	-	-	265	500	(235)	53%
79 FURNITURE REPAIR/REPLACEMENT	-	-	-	-	-	1,500	(1,500)	0%
80 POOL REPAIRS	100	-	850	750	3,324	1,500	1,824	222%
81 POOL PERMITS	-	-	-	-	561	1,000	(439)	56%
82 COMMUNICATIONS (TEL, FAX, INTERNET)	206	780	320	320	3,973	5,000	(1,027)	79%
83 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	-	-	59	-	1,433	2,000	(567)	72%
84 COMPUTER SUPPORT MAINTENANCE & REPAIR	-	-	-	-	721	1,000	(279)	72%
85 PLAYGROUND EQUIPMENT & MAINTENANCE	-	-	-	-	-	1,000	(1,000)	0%
86 ATHLETIC/PARK & COURT/FIELD REPAIRS	-	-	-	-	1,795	5,000	(3,205)	36%
87 PEST CONTROL	-	-	300	-	1,200	2,460	(1,260)	49%
88 CLUBHOUSE SUPPLIES	-	-	-	-	181	2,500	(2,319)	7%
89 TOTAL PARKS AND RECREATION	16,752	16,158	15,251	29,243	177,304	204,628	(27,324)	87%
90 PROJECT BUDGET								
91 CAPITAL IMPROVEMENT PLAN (CIP)	3,313	9,597	6,091	-	138,101	-	138,101	
92 TOTAL PROJECT BUDGET	3,313	9,597	6,091	-	138,101	-	138,101	
93 TOTAL EXPENDITURES	\$ 90,212	\$ 69,386	\$ 58,942	\$ 91,989	\$ 1,069,398	\$ 1,117,666	(48,268)	96%
94 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(87,074)	(69,386)	(57,757)	(85,910)	117,119	50,000	67,119	
95 OTHER FINANCING SOURCES & USES								
96 TRANSFERS IN	-	-	-	-	-	-	-	
97 TRANSFERS OUT	-	-	-	-	(95,544)	(50,000)	(45,543)	
98 TOTAL OTHER FINANCING RESOURCES & USES	-	-	-	-	(95,544)	(50,000)	(45,543)	
99 NET CHANGE IN FUND BALANCE	\$ (87,074)	\$ (69,386)	\$ (57,757)	\$ (85,910)	\$ 21,576	\$ 0	\$ 21,576	

Long Lake Ranch CDD
Balance Sheet
September 30, 2023

	General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT - BU	\$ 671,424	\$ -	\$ -	\$ -	\$ -	\$ 671,424
3 MONEY MARKET ACCOUNT - BU	-	938,566	-	-	-	938,566
4 RESERVE ACCOUNT - BU	-	91,644	-	-	-	91,644
5 TRUST ACCOUNTS:						-
6 REVENUE FUND	-	-	200,738	113,847	83,301	397,885
7 RESERVE FUND	-	-	317,500	117,969	95,941	531,409
8 PREPAYMENT FUND	-	-	1,250	-	2,217	3,467
9 ACCOUNTS RECEIVABLE	5,450	-	-	-	-	5,450
10 ASSESSMENTS RECEIVABLE - ON ROLL	-	-	-	-	207	207
11 DUE FROM OTHER FUNDS	26,493	223,084	375	278	226	250,456
12 PREPAID EXPENSES	38,144	-	-	-	-	38,144
13 DEPOSITS	49,570	-	-	-	-	49,570
14 TOTAL ASSETS	\$ 791,079	\$ 1,253,293	\$ 519,863	\$ 232,094	\$ 181,892	\$ 2,978,221
15 LIABILITIES						
16 ACCOUNTS PAYABLE	\$ 31,095	\$ -	\$ -	\$ -	\$ -	\$ 31,095
17 SALES TAX	3	-	-	-	-	3
18 ACCRUED EXPENSES	-	-	-	-	-	-
19 DEFERRED REVENUE - ON-ROLL	-	-	-	-	207	207
20 DUE TO OTHER FUNDS	223,084	26,493	-	-	-	249,576
21 TOTAL LIABILITIES	254,182	26,493	-	-	207	280,882
22 FUND BALANCE						
23 NONSPENDABLE						
24 PREPAID & DEPOSITS	87,714	-	-	-	-	87,714
26 CAPITAL RESERVES	-	972,956	-	-	-	972,956
25 OPERATING CAPITAL	194,325	75,000	-	-	-	269,325
27 UNASSIGNED	254,858	178,845	519,863	232,094	181,685	1,367,344
28 TOTAL FUND BALANCE	536,897	1,226,801	519,863	232,094	181,685	2,697,339
29 TOTAL LIABILITIES & FUND BALANCE	\$ 791,079	\$ 1,253,293	\$ 519,863	\$ 232,094	\$ 181,892	\$ 2,978,221

Long Lake Ranch CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to September 30, 2023

	FY 2023 Amended Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 222,628	\$ 223,879	\$ 1,251
3 INTEREST & MISCELLANEOUS	1,000	33,568	32,568
4 TOTAL REVENUE	223,628	257,448	33,820
5 EXPENDITURES			
6 CAPITAL IMPROVEMENT PLAN (CIP)	92,276	6,719	(85,557)
7 CONTINGENCY	9,228	-	(9,228)
8 TOTAL EXPENDITURES	101,504	6,719	(94,785)
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	122,124	250,729	128,604
10 OTHER FINANCING SOURCES & USES			
11 TRANSFERS IN	50,000	95,544	
12 TRANSFERS OUT	-	-	
13 TOTAL OTHER FINANCING SOURCES & USES	50,000	95,544	45,544
14 FUND BALANCE - BEGINNING	906,832	906,832	-
15 NET CHANGE IN FUND BALANCE	172,124	346,272	174,148
16 FUND BALANCE - ENDING	\$ 1,078,956	\$ 1,253,105	\$ 174,148
17 ANALYSIS OF FUND BALANCE			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	972,956	972,956	
20 WORKING CAPITAL	75,000	75,000	
21 UNASSIGNED	31,000	205,149	
22 FUND BALANCE - ENDING	\$ 1,078,956	\$ 1,253,105	

Long Lake Ranch CDD
Debt Service Fund - Series 2014
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to September 30, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 318,994	\$ 320,421	\$ 1,427
3 INTEREST REVENUE	-	21,438	21,438
4 MISC REVENUE	-	9,736	9,736
5 TOTAL REVENUE	318,994	351,596	32,602
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2022	-	115,763	115,763
9 May 1, 2023	115,763	115,913	150
10 November 1, 2023	113,231	-	(113,231)
11 PRINCIPAL RETIREMENT			-
12 May 1, 2023	90,000	90,000	-
13 PRINCIPAL PREPAYMENT	-	15,000	15,000
14 TOTAL EXPENDITURES	318,994	336,675	17,681
15 EXCESS OF REVENUE OVER (UNDER) EXP.	-	14,921	14,921
16 OTHER FINANCING SOURCES (USES)			
17 TRANSFERS IN	-	-	-
18 TRANSFERS OUT	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
20 FUND BALANCE - BEGINNING	506,081	506,081	-
21 NET CHANGE IN FUND BALANCE	-	14,921	14,921
22 FUND BALANCE - ENDING	\$ 506,081	\$ 521,002	\$ 14,921

Long Lake Ranch CDD
Debt Service Fund - Series 2015
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to September 30, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 237,226	\$ 1,289
3 INTEREST REVENUE	-	1,320	1,320
4 TOTAL REVENUE	235,938	238,546	2,609
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2022	-	88,119	88,119
8 May 1, 2023	88,119	88,119	-
9 November 1, 2023	86,319	-	(86,319)
10 PRINCIPAL RETIREMENT			-
11 May 1, 2023	60,000	60,000	-
12 TOTAL EXPENDITURES	234,438	236,238	1,800
13 EXCESS OF REVENUE OVER (UNDER) EXP.	1,500	2,309	809
14 OTHER FINANCING SOURCES (USES)			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
18 FUND BALANCE - BEGINNING	230,628	230,628	-
19 NET CHANGE IN FUND BALANCE	1,500	2,309	809
20 FUND BALANCE - ENDING	\$ 232,128	\$ 232,937	\$ 809

Long Lake Ranch CDD
Debt Service Fund - Series 2016
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to September 30, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 192,869	\$ 193,349	\$ 480
3 INTEREST REVENUE	-	6,027	6,027
4 TOTAL REVENUE	192,869	199,376	6,507
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2022	-	63,434	63,434
8 May 1, 2023	63,434	63,100	(334)
9 November 1, 2023	62,134	-	(62,134)
10 PRINCIPAL RETIREMENT			-
11 May 1, 2023	65,000	65,000	-
12 PRINCIPAL PREPAYMENT	-	15,000	15,000
13 TOTAL EXPENDITURES	190,569	206,534	15,966
14 EXCESS OF REVENUE OVER (UNDER) EXP.	2,300	(7,158)	(9,458)
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	189,530	189,530	-
20 NET CHANGE IN FUND BALANCE	2,300	(7,158)	(9,458)
21 FUND BALANCE - ENDING	\$ 191,830	\$ 182,372	\$ (9,458)

Long Lake Ranch CDD Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2022		EOY Balance				364,594.10
10/01/2022	1461	Egis Insurance & Risk Advisors	Insurance FY 10/1/22 - 10/1/23 Policy # 100122769		20,564.00	344,030.10
10/03/2022	01ACH100322	Duke Energy	Summary Bill - Sept 2022		14,691.39	329,338.71
10/04/2022	100044	County Sanitation	Invoice: 100322-6755 (Reference: 19037 Long Lake Ranch Blvd..)		87.21	329,251.50
10/04/2022	100045	Innersync	Invoice: 20770 (Reference: Outgoing PDF Accessibility and Website Services.)		1,537.50	327,714.00
10/04/2022	100046	Vesta Property Services, Inc.	Invoice: 401900 (Reference: Oct Management Services fees.)		8,979.23	318,734.77
10/06/2022	100047	County Sanitation	Invoice: 2A127846 (Reference: 19037 Long Lake Ranch- Trash Removal.)		87.21	318,647.56
10/06/2022	100048	Johnson Engineering, Inc.	Invoice: 34 (Reference: Professional Personnel 9.11.) Invoice: 4 (Reference: Professional Ser...		742.50	317,905.06
10/06/2022	100049	RedTree Landscape Systems	Invoice: 11549 (Reference: Monthly Grounds Maintenance.) Invoice: 11461 (Reference: Replac		15,892.50	302,012.56
10/06/2022	100050	Vesta Property Services	Invoice: WC0129 (Reference: Replaced 2 pool ladder treads at main pool.) Invoice: WC0142 (F		420.00	301,592.56
10/06/2022	100051	A Total Solution, Inc.	Invoice: 0000164442 (Reference: Replaced check Valve #2.)		1,358.81	300,233.75
10/11/2022	ACH1101122	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 08/08-09/08/22		70.74	300,163.01
10/11/2022	100052	DCSI, Inc " Security & Sound"	Invoice: 30016 (Reference: access control.)		11,825.00	288,338.01
10/11/2022	100053	Florida Field Services Group, LLC	Invoice: 678 (Reference: 50% deposit - reinstallation of holiday lighting.)		4,000.00	284,338.01
10/11/2022	100054	RedTree Landscape Systems	Invoice: 11444 (Reference: Landscape construction- remove dead/ declining cypress trees.)		3,920.00	280,418.01
10/11/2022	100055	DCSI, Inc " Security & Sound"	Invoice: 29998 (Reference: Access/ Gate Service.)		125.00	280,293.01
10/11/2022	100056	GHS LLC	Invoice: 2022-489 (Reference: Aquatic Maintenance Program.)		2,460.00	277,833.01
10/12/2022	101222ACH1	Frontier	Phone and Internet - 9/15-10/14		100.99	277,732.02
10/12/2022	101222ACH2	Frontier	Phone and Internet - 09/15-10/14/22		163.40	277,568.62
10/12/2022	ACH101222	Duke Energy	000 Sunlake Blvd Lite 08/17-9/16		336.94	277,231.68
10/14/2022	100057	DCSI, Inc " Security & Sound"	Invoice: 29991 (Reference: Access Cards.)		525.00	276,706.68
10/14/2022	101422ACH3	Engage PEO	BOS MTG 10/6/22		141.80	276,564.88
10/14/2022	101422ACH2	George Smith, Jr	BOS MTG 10/6/22		184.70	276,380.18
10/14/2022	101422ACH1	Jim Kofor	BOS MTG 10/6/22		184.70	276,195.48
10/14/2022	23	William Pellan	BOS MTG 10/6/22		184.70	276,010.78
10/18/2022	ACH 101822	Florida Department of Revenue	Sales Tax 3rd Qt 2022		188.81	275,821.97
10/20/2022			Deposit	800.00		276,621.97
10/22/2022	ACH 102222	Credit Card Purchases	Credit Card payment Oct 2022		1,100.17	275,521.80
10/24/2022	102422ACH1	Pasco County Utilities Services Branch	Reference: 0 Community center 8/19-9/20		529.91	274,991.89
10/24/2022	102422ACH2	Pasco County Utilities Services Branch	Reference: 18981 Long Lake Ranch blvd 8/19-9/20		161.07	274,830.82
10/24/2022			Funds Transfer	8.66		274,839.48
10/26/2022	100058	DPFG M&C	Invoice: 403544 (Reference: Dissemination agent.) Invoice: 403514 (Reference: Oct Manageme		7,337.58	267,501.90
10/26/2022	100059	Kutak Rock LLP	Invoice: 3125416 (Reference: Professional Services Rendered.) Invoice: 3125413 (Reference: P		3,091.50	264,410.40
10/26/2022	100060	Vesta Property Services	Invoice: 403571 (Reference: Monthly pool services.) Invoice: 403621 (Reference: Oct Managen		11,710.90	252,699.50
10/31/2022		EOM Balance		808.66	112,703.26	252,699.50
11/01/2022	ACH110122	Duke Energy	Summary Bill - OCT 2022		14,202.25	238,497.25
11/01/2022	100061	GHS LLC	Invoice: 2022-538 (Reference: Aquatic Maintenance Program.)		2,460.00	236,037.25
11/03/2022			Deposit	800.00		236,837.25
11/07/2022			Deposit: Tax Assessments	10,329.01		247,166.26
11/08/2022	ACH110822	Frontier	Phone and Internet -10/15 - 11/14		162.40	247,003.86
11/08/2022			Deposit	630.00		247,633.86
11/08/2022			Deposit	7,853.00		255,486.86
11/08/2022	100062	Johnson Engineering, Inc.	Invoice: 35 (Reference: Engineering professional services.)		297.50	255,189.36
11/08/2022	100063	RedTree Landscape Systems	Invoice: 11690 (Reference: landscape enhancement performed 10/3.) Invoice: 11770 (Reference		22,389.50	232,799.86
11/08/2022	100064	The Lake Doctors, Inc.	Invoice: 46279B (Reference: Fountain quarterly cleaning.)		600.00	232,199.86
11/08/2022	100065	Patriot Amenity Services Group LLC	Invoice: 1809 (Reference: Disposal of old patio furniture.)		200.00	231,999.86
11/08/2022	100066	Site Master of Florida, LLC	Invoice: 101922-1 (Reference: Repaired erosion on west side of dock.)		1,200.00	230,799.86
11/08/2022	ACH11822	Duke Energy	000 Sunlake Blvd Lite 09/17-10/17		336.94	230,462.92
11/09/2022	ACH 110922	Frontier	Phone and Internet - 10/15-11/14		100.99	230,361.93
11/11/2022	111122ACH5	Engage PEO	BOS MTG 11/3/22		172.40	230,189.53

Long Lake Ranch CDD

Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/11/2022	111122ACH1	George Smith, Jr	BOS MTG 11/3/22		184.70	230,004.83
11/11/2022	111122ACH2	Heidi Clawson	BOS MTG 11/3/22		184.70	229,820.13
11/11/2022	111122ACH3	James Christopher Koford	BOS MTG 11/3/22		184.70	229,635.43
11/11/2022	24	William Pellan	BOS MTG 11/3/22		184.70	229,450.73
11/14/2022	1463	Board of County Commissioners	Parcel 34-26-18-0020-0000-0P10 (annual solid waste)		1,336.94	228,113.79
11/14/2022	1464	Board of County Commissioners	Parcel 33-26-18-0030 (annual solid waste)		89.28	228,024.51
11/14/2022	ACH111422	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/08-10/07/22		71.80	227,952.71
11/15/2022			Deposit: Tax Assessments	94,294.75		322,247.46
11/16/2022			Deposit	370.00		322,617.46
11/16/2022	100067	DCSI, Inc " Security & Sound"	Invoice: 30076 (Reference: Replace camera system.)		22,151.50	300,465.96
11/16/2022	100068	DPFG M&C	Invoice: 404421 (Reference: Monthly contract management fees.)		4,309.29	296,156.67
11/21/2022	ACH111/2122	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/20-10/19/22		148.75	296,007.92
11/21/2022	ACH2112122	Pasco County Utilities Services Branch	0 Community Center 9/20 - 10/19		51.59	295,956.33
11/21/2022	1465	DEPT OF ECONOMIC OPPORTUNITY	FY 2022/2023 Special District Fee Invoice/Update Form		175.00	295,781.33
11/21/2022			Deposit	106,788.60		402,569.93
11/23/2022	100069	DCSI, Inc " Security & Sound"	Invoice: 30115 (Reference: Replace PoE switch , surge protector & Battery backup.)		972.00	401,597.93
11/23/2022	100070	Johnson Engineering, Inc.	Invoice: 36 (Reference: General Engineering services.)		967.50	400,630.43
11/25/2022			Deposit: Tax Assessments	209,466.04		610,096.47
11/28/2022			Deposit	800.00		610,896.47
11/30/2022	ACH113022	Duke Energy	Summary Bill -10/04-Nov/01 2022		14,054.85	596,841.62
11/30/2022	100071	Jeffrey K. Murphy	Invoice: 111822 (Reference: Land Surveying.)		300.00	596,541.62
11/30/2022	ACH 113022	Credit Card Purchases	Credit Card payment Nov 2022		1,009.91	595,531.71
11/30/2022	EOM Balance			431,331.40	88,499.19	595,531.71
12/02/2022			Deposit	1,445,852.78		2,041,384.49
12/06/2022			Deposit	180.00		2,041,564.49
12/06/2022	100072	Vesta Property Services, Inc.	Invoice: 404480 (Reference: December fees.)		9,395.90	2,032,168.59
12/07/2022	ACH120722	Duke Energy	000 Sunlake Blvd Lite 10/18-11/15		336.94	2,031,831.65
12/07/2022	100073	GHS LLC	Invoice: 2022-573 (Reference: Aquatic Maintenance Program.)		2,460.00	2,029,371.65
12/07/2022	100074	Kutak Rock LLP	Invoice: 3141229 (Reference: Professional legal Services Rendered.)		891.57	2,028,480.08
12/07/2022	100075	DCSI, Inc " Security & Sound"	Invoice: 30169 (Reference: Access/ Gate Service.)		250.00	2,028,230.08
12/07/2022	100076	Home Team Pest Defense, Inc.	Invoice: 88598622 (Reference: Pest control service.)		300.00	2,027,930.08
12/07/2022	100077	LLS Tax Solutions Inc.	Invoice: 002856 (Reference: Arbitrage Services.)		500.00	2,027,430.08
12/07/2022	100078	RedTree Landscape Systems	Invoice: 12140 (Reference: Grounds Maintenance.) Invoice: 11959 (Reference: Arbor care perf		14,350.00	2,013,080.08
12/07/2022	100079	Vesta Property Services	Invoice: WC0167 (Reference: replace 2 white gutter drain grates with screws at main pool.) In..		135.00	2,012,945.08
12/07/2022	100080	Vanguard Cleaning Systems	Invoice: 103734 (Reference: One Time Cleaning of 6 Bathrooms 11/19/2022.)		275.00	2,012,670.08
12/08/2022	ACH120822	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 10/07-11/07/22		71.80	2,012,598.28
12/09/2022	ACH120922	Frontier	Phone and Internet -11/15 - 12/14		201.47	2,012,396.81
12/09/2022	122922 ACH4	Engage PEO	BOS MTG 12/1/22		142.60	2,012,254.21
12/09/2022	122922ACH1	George Smith, Jr	BOS MTG 12/1/22		184.70	2,012,069.51
12/09/2022	122922ACH2	Heidi Clawson	BOS MTG 12/9/22		184.70	2,011,884.81
12/09/2022	25	William Pellan	BOS MTG 12/1/22		184.70	2,011,700.11
12/09/2022			Deposit	166,117.02		2,177,817.13
12/09/2022	01ACH120922	Frontier	Phone and Internet - 11/15-12/14		100.99	2,177,716.14
12/15/2022	1466	Mike Fasano. Pasco County Tax Collector	2030 Lake Waters Place 33-26-18-0030-0P200-0000		101.36	2,177,614.78
12/15/2022	1467	Mike Fasano. Pasco County Tax Collector	19037 Long Lake Ranch Blvd 34-26-18-0020-00000-0P10 County Stormwater		92.15	2,177,522.63
12/16/2022	100081	County Sanitation	Invoice: 2C100633 (Reference: Trash Service.)		91.40	2,177,431.23
12/16/2022	100082	DPFG M&C	Invoice: 405579 (Reference: Monthly management fees.)		4,337.58	2,173,093.65
12/16/2022	100083	Kutak Rock LLP	Invoice: 3141230 (Reference: Professional legal Services Rendered.)		2,000.00	2,171,093.65
12/16/2022	100084	Fencing Life LLC	Invoice: 2209-2812-2635-1 (Reference: Fence Repair.)		29,076.76	2,142,016.89
12/19/2022	ACH121922	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 10/19-11/18/22		148.75	2,141,868.14

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
12/19/2022	01ACH121922	Pasco County Utilities Services Branch	0 Community Center 10/19-11/18		58.07	2,141,810.07
12/20/2022			Deposit	17,396.30		2,159,206.37
12/22/2022	100085	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90085636 (Reference: Auditing services.)		3,850.00	2,155,356.37
12/22/2022	ACH 122222	Credit Card Purchases			2,738.05	2,152,618.32
12/27/2022			Deposit	800.00		2,153,418.32
12/28/2022			Deposit	240.00		2,153,658.32
12/30/2022	ACH123022	Duke Energy	Summary Bill -11/02-12/01 2022		14,101.69	2,139,556.63
12/30/2022	100086	GHS LLC	Invoice: 2022-628 (Reference: Routine Aquatic Maintenance.)		2,460.00	2,137,096.63
12/30/2022	100087	Kutak Rock LLP	Invoice: 3156608 (Reference: Professional legal Services Rendered.) Invoice: 3156607 (Referer		2,243.00	2,134,853.63
11/30/2022		EOM Balance		1,630,586.10	91,264.18	2,134,853.63
01/04/2023			Deposit	45.00		2,134,898.63
01/05/2023	1468	US Bank	Trustee Fees Series 2015 A-1 and A-2 (10/01/22- 09/30/23)		4,040.63	2,130,858.00
01/05/2023	1469	US Bank Tax distribution	Tax Collection Distribution 2014A		307,160.67	1,823,697.33
01/05/2023	1470	US Bank Tax distribution	Tax Collection Distribution 2015		227,408.75	1,596,288.58
01/05/2023	1471	US Bank Tax distribution	Tax Collection Distribution 2016		185,351.44	1,410,937.14
01/05/2023	1472	US Bank	Trustee Fees Series 2016 (12/01/22-11/30/23)		4,040.63	1,406,896.51
01/06/2023	100088	DCSI, Inc " Security & Sound"	Invoice: 30235 (Reference: Set up new desktop computer.)		500.00	1,406,396.51
01/06/2023	100089	RedTree Landscape Systems	Invoice: 12220 (Reference: landscape enhancement performed.) Invoice: 12221 (Reference: lan		70,088.50	1,336,308.01
01/06/2023	100090	Vesta Property Services, Inc.	Invoice: 405700 (Reference: January Service Fees.)		9,395.90	1,326,912.11
01/09/2023	ACH010923	Frontier	Phone and Internet -12/15 - 01/14		195.02	1,326,717.09
01/09/2023	ACH010923	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 11/07-12/07/22		71.80	1,326,645.29
01/09/2023	100091	Florida Fountains & Equipment LLC	Invoice: 2022-3705 (Reference: Fountain maintenance.)		442.99	1,326,202.30
01/09/2023	01ACH010923	Duke Energy	000 Sunlake Blvd Lite 11/16-12/15		336.94	1,325,865.36
01/10/2023	ACH 011023	Frontier	Phone and Internet - 12/15-01/14		100.99	1,325,764.37
01/11/2023	1473	James Christopher Koford	Check # 1027 not cashed for Meeting Date 12/7/20 for James Christopher Koford.		200.00	1,325,564.37
01/11/2023	100092	Business Observer	Invoice: 22-02176P (Reference: Legal advertising- Notice of meeting.)		65.63	1,325,498.74
01/12/2023			Deposit	15,868.36		1,341,367.10
01/13/2023	100093	DPFG M&C	Invoice: 406412 (Reference: Dec Billable expenses.) Invoice: 406487 (Reference: Monthly cont		4,364.49	1,337,002.61
01/13/2023	100094	Vesta Property Services	Invoice: 406555 (Reference: Amenity Services.)		232.77	1,336,769.84
01/13/2023	11323ACH3	Engage PEO	BOS MTG 1/05/23		142.60	1,336,627.24
01/13/2023	11323ACH1	George Smith, Jr	BOS MTG 1/05/23		184.70	1,336,442.54
01/13/2023	11323ACH3	Heidi Clawson	BOS MTG 1/05/23		184.70	1,336,257.84
01/13/2023	26	William Pellan	BOS MTG 1/05/23		184.70	1,336,073.14
01/19/2023	ACH 011923	Florida Department of Revenue	Sales Tax 4th Qt 2022		272.32	1,335,800.82
01/20/2023	1474	Mike Fasano. Pasco County Tax Collector	Negative Distribution		31.80	1,335,769.02
01/20/2023	100095	DCSI, Inc " Security & Sound"	Invoice: 30320 (Reference: Install wall mounted AV rack.)		1,198.00	1,334,571.02
01/20/2023	100096	Kutak Rock LLP	Invoice: 3168542 (Reference: Professional legal Services Rendered.) Invoice: 3168541 (Referer		2,825.00	1,331,746.02
01/23/2023	ACH1012323	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 11/18-12/19/22		157.27	1,331,588.75
01/23/2023	ACH2012323	Pasco County Utilities Services Branch	0 Community Center 11/18 - 12/19		129.35	1,331,459.40
01/23/2023	ACH 012323	Credit Card Purchases			1,368.89	1,330,090.51
01/27/2023	100097	Business Observer	Invoice: 23-00079P (Reference: Legal advertising- Notice of meeting.)		65.63	1,330,024.88
01/27/2023	100098	Johnson Engineering, Inc.	Invoice: 37 (Reference: Professional Engineering Services.)		425.00	1,329,599.88
01/27/2023	100099	Coastal Waste & Recycling, Inc.	Invoice: SW0000247527 (Reference: Monthly waste collection.)		87.83	1,329,512.05
01/30/2023			Deposit	800.00		1,330,312.05
01/31/2023	1475	Fencing Life LLC	Reference: Fence Repair.		29,076.75	1,301,235.30
01/31/2023		EOM Balance		16,713.36	850,331.69	1,301,235.30
02/01/2023	ACH020123	Duke Energy	Summary Bill -12/02-01/03 2023		16,145.68	1,285,089.62
02/02/2023	100100	Vesta Property Services, Inc.	Invoice: 406662 (Reference: Amenity Management services.)		6,139.83	1,278,949.79
02/03/2023	1476	Fencing Life LLC	Reference: Fence Repair at primrose		652.09	1,278,297.70
02/06/2023	100101	RedTree Landscape Systems	Invoice: 12569 (Reference: Grounds Maintenance.)		13,675.00	1,264,622.70

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
02/06/2023	100102	The Lake Doctors, Inc.	Invoice: 68541B (Reference: Fountain cleaning service- Quarterly.)		600.00	1,264,022.70
02/08/2023	ACH020823	Frontier	Phone and Internet -01/15 - 02/14-23		196.25	1,263,826.45
02/08/2023	ACH020823	Duke Energy	000 Sunlake Blvd Lite 12/16/22-1/17/23		345.00	1,263,481.45
02/08/2023			Deposit	31,021.25		1,294,502.70
02/09/2023			Deposit	195.00		1,294,697.70
02/09/2023	ACH 020923	Frontier	Phone and Internet - 01/15-02/14		100.99	1,294,596.71
02/10/2023	21023ACH3	Engage PEO	BOS MTG 2/02/23		142.60	1,294,454.11
02/10/2023	21023ACH1	George Smith, Jr	BOS MTG 2/02/23		184.70	1,294,269.41
02/10/2023	21023ACH2	Heidi Clawson	BOS MTG 2/02/23		184.70	1,294,084.71
02/10/2023	27	William Pellan	BOS MTG 2/02/23		184.70	1,293,900.01
02/13/2023	ACH021323	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 12/07/22-1/06/23		71.80	1,293,828.21
02/16/2023	100103	RedTree Landscape Systems	Invoice: 12625 (Reference: landscape enhancement performed.) Invoice: 12636 (Reference: lan		62,850.00	1,230,978.21
02/16/2023	100104	Vesta Property Services, Inc.	Invoice: 407485 (Reference: Facility maintenance.)		1,868.13	1,229,110.08
02/16/2023	100105	Vesta Property Services	Invoice: 407407 (Reference: Dec pool maintenance.)		2,315.00	1,226,795.08
02/16/2023	100106	Coastal Waste & Recycling, Inc.	Invoice: SW0000263113 (Reference: Monthly waste collection.)		87.83	1,226,707.25
02/21/2023	ACH022123	Pasco County Utilities Services Branch	0 Community Center 12/19/22-01-18-23		58.07	1,226,649.18
02/21/2023	11ACH022123	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 12/19/22- 01/18/23		148.75	1,226,500.43
02/21/2023	100107	Business Observer	Invoice: 23-00243P (Reference: Advertising Supervisors Meeting.)		67.81	1,226,432.62
02/21/2023	100108	DPFG M&C	Invoice: 407591 (Reference: Monthly contracted management fees.)		4,337.58	1,222,095.04
02/21/2023	100109	GHS LLC	Invoice: 2023-113 (Reference: Aquatic Maintenance Program.)		2,460.00	1,219,635.04
02/21/2023	100110	Vesta Property Services	Invoice: 407408 (Reference: Monthly Management Fees.) Invoice: 407409 (Reference: Monthly		4,630.00	1,215,005.04
02/22/2023	ACH 022223	Credit Card Purchases			1,312.58	1,213,692.46
02/27/2023	100111	Home Team Pest Defense, Inc.	Invoice: 90454983 (Reference: HOA Conventional Pest Control service.)		300.00	1,213,392.46
02/27/2023	100112	Johnson Engineering, Inc.	Invoice: 38 (Reference: General Engineering services.)		552.50	1,212,839.96
02/27/2023	100113	Kutak Rock LLP	Invoice: 3182041 (Reference: Professional legal Services Rendered.) Invoice: 3182040 (Referer		3,116.04	1,209,723.92
02/27/2023	100114	Fencing Life LLC	Invoice: 2302-2122-7014 (Reference: Fence Repair.)		3,117.13	1,206,606.79
02/27/2023	100115	GPS Pools Inc	Invoice: CR MAIN (Reference: Pool repairs and maintenance.)		689.99	1,205,916.80
02/28/2023	EOM Balance			31,216.25	126,534.75	1,205,916.80
03/01/2023	100116	Vesta Property Services, Inc.	1580000 Clubhouse Management - Invoice: 407625 (Reference: Amenity Management services.		6,139.83	1,199,776.97
03/02/2023	ACH030223	Duke Energy	1540000 Utilities - Electricity General, 1540010 Utilities - Streetlights - Summary Bill -01/04-02/		13,462.17	1,186,314.80
03/03/2023	100117	DCSI, Inc " Security & Sound"	1190000 Capital Improvements - Invoice: 30420 (Reference: installing new fence.)		437.50	1,185,877.30
03/03/2023	100118	PC Consultants	1580100 Computer Support & Maint - Invoice: 108050 (Reference: tech services.)		132.00	1,185,745.30
03/03/2023	100119	Fencing Life LLC	1190000 Capital Improvements - Invoice: 2302-2122-8989 (Reference: Fence Repair.)		3,117.13	1,182,628.17
03/08/2023			Deposit	325.00		1,182,953.17
03/08/2023	100120	RedTree Landscape Systems	1560100 Landscape Contract - Invoice: 12860 (Reference: Grounds Maintenance.)		13,675.00	1,169,278.17
03/08/2023	100121	Vesta Property Services, Inc.	1580005 - Pool Maintenance - Contract - Invoice: 408014 (Reference: Monthly pool Maintenance		2,315.00	1,166,963.17
03/08/2023	01ACH020823	Frontier	1580080 Communication- Internet, Cable - Phone and Internet - 02/15- 03/14		100.99	1,166,862.18
03/08/2023			Deposit	12,936.53		1,179,798.71
03/09/2023	ACH030923	Duke Energy	1540010 Utilities - Streetlights - 000 Sunlake Blvd Lite Long Lake RCH V4 SL 01/18-02/15		345.00	1,179,453.71
03/10/2023	0310ACH2	Engage PEO	1510000 Board of Supervisors, 1510010 Payroll FICA Taxes, 1510020 Payroll Service Fee - BOS		112.00	1,179,341.71
03/10/2023	0310ACH1	George Smith, Jr	1510000 Board of Supervisors - BOS MTG 3/02/23		184.70	1,179,157.01
03/10/2023	28	William Pellan	1510000 Board of Supervisors - BOS MTG 3/02/23		184.70	1,178,972.31
03/11/2023	ACH031123	Frontier	1580080 Communication- Internet, Cable - Phone and Internet -02/15 - 03/14-23		196.25	1,178,776.06
03/11/2023	01ACH031123	Frontier	1580080 Communication- Internet, Cable - Phone and Internet - 03/15- 04/14		100.99	1,178,675.07
03/13/2023	02ACH031323	Pasco County Utilities Services Branch	1540020 Utilities - Water - 18981 Long Lake Ranch Blvd 01/06-02/07		71.80	1,178,603.27
03/14/2023	100122	Business Observer	1510140 Legal Advertising - Invoice: 23-00334P (Reference: notice of board of supervisors work		65.63	1,178,537.64
03/14/2023	100123	DCSI, Inc " Security & Sound"	1190000 Capital Improvements - Invoice: 30474 (Reference: Access/ Gate Service.)		1,659.00	1,176,878.64
03/14/2023	100124	Vesta Property Services, Inc.	1580000 Clubhouse Management - Invoice: 408344 (Reference: feb fees.)		2,003.19	1,174,875.45
03/14/2023	100125	Fencing Life LLC	1580010 Clubhouse Maintenance - Invoice: 2303-0718-4844 (Reference: service call.)		420.07	1,174,455.38
03/14/2023	100126	Coastal Waste & Recycling, Inc.	1540030 Solid Waste Disposal - Invoice: SW0000275543 (Reference: monthly waste collection.		87.17	1,174,368.21

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
03/20/2023	27ACH032023	Pasco County Utilities Services Branch	1540020 Utilities - Water - 0 Community Center 1/18-2/16		362.88	1,174,005.33
03/20/2023	26ACH032023	Pasco County Utilities Services Branch	1540020 Utilities - Water - 18981 Long Lake Ranch Blvd 1/18-2/16		140.23	1,173,865.10
03/20/2023	100127	DPFG M&C	1510030 District Management, 1510050 Accounting Services, 1510040 Administrative Services,		4,378.36	1,169,486.74
03/20/2023	100128	GHS LLC	1560020 Aquatic Maintenance - Invoice: 2023-135 (Reference: Aquatic Maintenance Program.)		2,460.00	1,167,026.74
03/20/2023	100129	Johnson Engineering, Inc.	1510090 District Engineering Services - Invoice: 39 (Reference: General Engineering services.)		425.00	1,166,601.74
03/20/2023	100130	RedTree Landscape Systems	1560120 Landscape Replacement - Annuals, 1560180 Miscellaneous Field Expense, 1190000 Ca		14,616.00	1,151,985.74
03/20/2023	100131	Vesta Property Services	1580000 Clubhouse Management, 1580060 Pool Repair & Maint. - Invoice: WC0242 (Reference		133.85	1,151,851.89
03/20/2023			Deposit	50.00		1,151,901.89
03/20/2023			Deposit	4,166.91		1,156,068.80
03/22/2023	ACH 032223	Credit Card Purchases			1,004.24	1,155,064.56
03/30/2023	100132	Business Observer	1510140 Legal Advertising - Invoice: 23-00420P (Reference: notice of board of supervisors.)		67.81	1,154,996.75
03/31/2023	ACH033123	Duke Energy	1540000 Utilities - Electricity General, 1540010 Utilities - Streetlights - Summary Bill -02/02-03/		9,618.94	1,145,377.81
03/31/2023	0331ACH3	Engage PEO	1510005 Supervisors - Workshops, 1510010 Payroll FICA Taxes, 1510020 Payroll Service Fee - 1		142.60	1,145,235.21
03/31/2023	0331ACH1	George Smith, Jr	1510005 Supervisors - Workshops - BOS Workshop 3/23/23		184.70	1,145,050.51
03/31/2023	0331ACH2	Heidi Clawson	1510005 Supervisors - Workshops - BOS Workshop 3/23/23		184.70	1,144,865.81
03/31/2023	29	William Pellan	1510005 Supervisors - Workshops - BOS Workshop 3/23/23		184.70	1,144,681.11
03/31/2023		EOM Balance		17,478.44	78,714.13	1,144,681.11
04/03/2023	100133	Vesta Property Services, Inc.	Invoice: 408501 (Reference: Amenity Management services.)		6,139.83	1,138,541.28
04/04/2023	100134	RedTree Landscape Systems	Invoice: 13084 (Reference: Irrigation repairs performed 3/1.) Invoice: 13202 (Reference: Grou..		13,985.50	1,124,555.78
04/04/2023	100135	Vesta Property Services	Invoice: 408940 (Reference: Monthly pool Maintenance.)		2,315.00	1,122,240.78
04/10/2023	ACH041023	Frontier	Phone and Internet -03/15 - 04/14-23		196.25	1,122,044.53
04/10/2023	ACH041023	Duke Energy	000 Sunlake Blvd Lite 2/16/22-3/16/23		344.91	1,121,699.62
04/11/2023			Deposit	120.00		1,121,819.62
04/11/2023	100136	DCSI, Inc " Security & Sound"	Invoice: 30531 (Reference: Camera/ DVR service call.)		464.00	1,121,355.62
04/11/2023	100137	Kutak Rock LLP	Invoice: 3196639 (Reference: Professional legal Services Rendered.) Invoice: 3196638 (Referer		2,578.00	1,118,777.62
04/11/2023	100138	Himes Electrical Service, Inc	Invoice: 23385 (Reference: service call- replace GFI receptacle and breaker.)		291.07	1,118,486.55
04/13/2023			Deposit	26,395.32		1,144,881.87
04/14/2023	0414ACH1	Engage PEO	BOS MTG 4/6/23		141.80	1,144,740.07
04/14/2023	0414ACH2	George Smith, Jr	BOS MTG 4/6/23		184.70	1,144,555.37
04/14/2023	0414ACH3	Heidi Clawson	BOS MTG 4/6/23		184.70	1,144,370.67
04/14/2023	30	William Pellan	BOS MTG 4/6/23		184.70	1,144,185.97
04/14/2023	01ACH041423	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd.2/7-3/8		71.80	1,144,114.17
04/19/2023	ACH 041923	Florida Department of Revenue	Sales Tax 1st Qt 2023		148.10	1,143,966.07
04/24/2023	ACH 042423	Credit Card Purchases			922.84	1,143,043.23
04/27/2023	15ACH042723	Pasco County Utilities Services Branch	0 Community Center 2/16-3/20		415.44	1,142,627.79
04/27/2023	01ACH042723	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 2/16-3/20		165.79	1,142,462.00
04/30/2023		EOM Balance		26,515.32	28,734.43	1,142,462.00
05/01/2023	01ACH050123	Florida Dept of Health in Pasco County	Pool Permit 51-60-1576070		280.35	1,142,181.65
05/01/2023	02ACH050123	Florida Dept of Health in Pasco County	Pool Permit 51-60-1745199		280.35	1,141,901.30
05/02/2023	ACH050223	Duke Energy	Summary Bill -03/02-04/01/2023		10,177.18	1,131,724.12
05/02/2023	100139	Business Observer	Invoice: 23-00559P (Reference: notice of board of supervisors workshop.)		65.63	1,131,658.49
05/02/2023	100140	GHS LLC	Invoice: 2023-188 (Reference: Aquatic Maintenance Program.) Invoice: 2023-192 (Reference: 1		5,966.00	1,125,692.49
05/02/2023	100141	Johnson Engineering, Inc.	Invoice: 40 (Reference: General Engineering services.)		382.50	1,125,309.99
05/02/2023	100142	Kutak Rock LLP	Invoice: 3209761 (Reference: Professional legal Services Rendered.) Invoice: 3209760 (Referer		3,777.50	1,121,532.49
05/02/2023	100143	RedTree Landscape Systems	Invoice: 13271 (Reference: irrigation repairs 3/22.)		295.00	1,121,237.49
05/02/2023	100145	Site Master of Florida, LLC	Invoice: 041823-1 (Reference: Slab and Driveway for Maintenance shed.)		8,210.00	1,113,027.49
05/02/2023	100146	Coastal Waste & Recycling, Inc.	Invoice: 16948 (Reference: Monthly- waste collection 4/1-4/30.)		87.17	1,112,940.32
05/02/2023	100147	FlooringMaster	Invoice: 2-706177 (Reference: deposit for quote 606933.)		3,359.53	1,109,580.79
05/02/2023	100148	Vesta District Services	Invoice: 409379 (Reference: Monthly contract management fees.) Invoice: 409279 (Reference: 1		4,349.20	1,105,231.59
05/02/2023	100149	Greenview Landscaping Inc.	Invoice: 4LLRANMUL23 (Reference: installed ADA mulch at the playground.)		1,250.00	1,103,981.59

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
05/02/2023	1477	Pasco County Property Appraiser	Tax Collection Assessment Fee FY 23/24		150.00	1,103,831.59
05/05/2023			Deposit	769.17		1,104,600.76
05/05/2023	0505ACH3	Engage PEO	BOS MTG 4/27/23		141.80	1,104,458.96
05/05/2023	0505ACH1	George Smith, Jr	BOS MTG 4/27/23		184.70	1,104,274.26
05/05/2023	0505ACH2	Heidi Clawson	BOS MTG 4/27/23		184.70	1,104,089.56
05/05/2023	31	William Pellan	BOS MTG 4/27/23		184.70	1,103,904.86
05/08/2023	01ACH050823	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd. 3/8-4/6		71.80	1,103,833.06
05/09/2023	ACH050923	Frontier	Phone and Internet -04/15 - 05/14-23		195.07	1,103,637.99
05/09/2023	01ACH050923	Frontier	Phone and Internet - 4/15-5/14		100.99	1,103,537.00
05/11/2023			Deposit	145.00		1,103,682.00
05/12/2023	1478	American Power Washing	19037 Long Lake Ranch Blvd.		30,000.00	1,073,682.00
05/12/2023	0512ACH3	Engage PEO	BOS MTG 5/04/23		111.20	1,073,570.80
05/12/2023	0512ACH1	George Smith, Jr	BOS Mtg 5/4/23		184.70	1,073,386.10
05/12/2023	0512ACH2	Heidi Clawson	BOS Mtg 5/4/23		184.70	1,073,201.40
05/15/2023	1479	Vesta Property Services, Inc.	Reference: Amenity Management services 05/23.		6,139.83	1,067,061.57
05/15/2023			Deposit	120.00		1,067,181.57
05/15/2023	100150	DCSI, Inc " Security & Sound"	Invoice: 30620 (Reference: Access/ Gate Service.) Invoice: 30628 (Reference: Camera/ DVR se		1,386.50	1,065,795.07
05/15/2023	100151	RedTree Landscape Systems	Invoice: 13397 (Reference: Grounds Maintenance.)		13,675.00	1,052,120.07
05/15/2023	100152	Vesta Property Services	Invoice: 409799 (Reference: Monthly pool Maintenance.)		2,315.00	1,049,805.07
05/17/2023			Deposit	85.00		1,049,890.07
05/17/2023	100154	Lakeside Heating ,Cooling, & Plumbing	Invoice: 19776-1 (Reference: AC- Com Maintenance.)		280.00	1,049,610.07
05/17/2023	100155	Vesta Property Services, Inc.	Invoice: 410003 (Reference: Facility maintenance and attendant.)		2,003.19	1,047,606.88
05/17/2023	100156	The Lake Doctors, Inc.	Invoice: 90527B (Reference: Fountain cleaning service- Quarterly.)		600.00	1,047,006.88
05/17/2023	100157	Coastal Waste & Recycling, Inc.	Invoice: SW0000317854 (Reference: Monthly waste collection.)		86.52	1,046,920.36
05/19/2023	ACH051923	Duke Energy	000 Sunlake Blvd Lite 03/17/23-4/17/23		347.72	1,046,572.64
05/19/2023	01ACH051923	Pasco County Utilities Services Branch	0 Community Center 3/20-4/19		83.99	1,046,488.65
05/19/2023	02ACH051923	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 3/20-4/19		174.31	1,046,314.34
05/22/2023	ACH 052223	Credit Card Purchases			748.56	1,045,565.78
05/23/2023	1480	Site Master of Florida, LLC			16,420.00	1,029,145.78
05/30/2023	1ACH053023	Duke Energy	Summary Bill -04/02-05/01/2023		10,430.96	1,018,714.82
05/30/2023			Deposit	6,530.00		1,025,244.82
05/31/2023	100158	Business Observer	Invoice: 23-00795P (Reference: supervisors meeting 5.31.)		65.63	1,025,179.19
05/31/2023	100159	Johnson Engineering, Inc.	Invoice: 41 (Reference: Professional Engineering Services.)		892.50	1,024,286.69
05/31/2023	100160	RedTree Landscape Systems	Invoice: 13571 (Reference: Grounds Maintenance.)		4,475.00	1,019,811.69
05/31/2023	100161	Romaner Graphics	Invoice: 21680 (Reference: replaced stop sign at clubhouse.)		140.00	1,019,671.69
05/31/2023	100162	Vesta District Services	Invoice: 410192 (Reference: Monthly contract management fees.) Invoice: 410099 (Reference:]		4,430.25	1,015,241.44
05/31/2023		EOM Balance		7,649.17	134,869.73	1,015,241.44
06/02/2023	100163	Kutak Rock LLP	Invoice: 3225766 (Reference: Professional legal Services Rendered.) Invoice: 3225765 (Referer		3,305.57	1,011,935.87
06/02/2023	100164	Vesta Property Services, Inc.	Invoice: 410327 (Reference: Amenity Management services.)		6,139.83	1,005,796.04
06/02/2023	100165	Vesta Property Services	Invoice: 410328 (Reference: Monthly pool Maintenance.)		2,315.00	1,003,481.04
06/08/2023	01ACH060823	Frontier	Phone and Internet -05/15 - 06/14		196.21	1,003,284.83
06/08/2023	02ACH060823	Frontier	Phone and Internet - 5/15-6/14		100.99	1,003,183.84
06/08/2023	03ACH060823	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd. 4/6-5/8		71.80	1,003,112.04
06/09/2023	0609ACH1	Duke Energy	000 Sunlake Blvd Lite 4/18/23 - 5/16/23		347.72	1,002,764.32
06/13/2023			Deposit	2,515.25		1,005,279.57
06/15/2023	100166	DCSI, Inc " Security & Sound"	Invoice: 30804 (Reference: installation for new pool gate access control.) Invoice: 30803 (Re...		1,648.00	1,003,631.57
06/15/2023	100167	GHS LLC	Invoice: 2023-266 (Reference: Aquatic Maintenance Program.)		2,460.00	1,001,171.57
06/15/2023	100168	Home Team Pest Defense, Inc.	Invoice: 92462611 (Reference: HOA Conventional Pest Control service.)		300.00	1,000,871.57
06/15/2023	100169	Johnson Engineering, Inc.	Invoice: 5 (Reference: Professional Engineering Services.)		332.50	1,000,539.07
06/15/2023	100170	RedTree Landscape Systems	Invoice: 13771 (Reference: Grounds Maintenance.) Invoice: 13775 (Reference: repaired mainlir		17,530.35	983,008.72

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
06/15/2023	100171	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90093120 (Reference: services rendered regarding audited.)		3,950.00	979,058.72
06/15/2023	100172	Coastal Waste & Recycling, Inc.	Invoice: SW0000337953 (Reference: Monthly waste collection.)		85.96	978,972.76
06/19/2023	17ACH061923	Pasco County Utilities Services Branch	0 Community Center 4/19- 5/19		818.40	978,154.36
06/19/2023	18ACH061923	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 4/19- 5/19		157.27	977,997.09
06/22/2023	ACH 062223	Credit Card Purchases			1,795.71	976,201.38
06/26/2023	100173	Vesta District Services	Invoice: 410787 (Reference: May Billable Expenses.)		70.78	976,130.60
06/29/2023			Deposit	315.00		976,445.60
06/30/2023	ACH063023	Duke Energy	Summary Bill -05/02-06/01/2023		33,398.18	943,047.42
06/30/2023		EOM Balance		2,830.25	75,024.27	943,047.42
07/01/2023	1481	US Bank Tax distribution	Tax Collection Distribution 2014A		12,980.30	930,067.12
07/01/2023	1482	US Bank Tax distribution	Tax Collection Distribution 2015		9,610.06	920,457.06
07/01/2023	1483	US Bank Tax distribution	Tax Collection Distribution 2016		7,832.59	912,624.47
07/03/2023	100174	DCSI, Inc " Security & Sound"	Invoice: 30823 (Reference: Access/ Gate Service.)		962.50	911,661.97
07/03/2023	100175	Johnson Engineering, Inc.	Invoice: 6 (Reference: Professional Engineering Services.) Invoice: 42 (Reference: General En..		260.00	911,401.97
07/03/2023	100176	Kutak Rock LLP	Invoice: 3238040 (Reference: Professional legal Services Rendered.) Invoice: 3238039 (Referer		3,117.50	908,284.47
07/03/2023	100177	Vesta Property Services, Inc.	Invoice: 409276 (Reference: Facility maintenance and attendant.)		2,003.19	906,281.28
07/03/2023	100178	Himes Electrical Service, Inc	Invoice: 23485 (Reference: service call- replace GFI breakers.)		476.44	905,804.84
07/03/2023	100179	Vesta District Services	Invoice: 410904 (Reference: Monthly contract management fees.)		4,337.58	901,467.26
07/03/2023	100180	Business Observer	Invoice: 23-01025P (Reference: Board of Supervisors Meeting.)		76.56	901,390.70
07/03/2023	100181	Vesta Property Services, Inc.	Invoice: 411020 (Reference: Amenity Management services.) Invoice: 411049 (Reference: Ame		12,279.66	889,111.04
07/07/2023	ACH070723	Duke Energy	000 Sunlake Blvd Lite 05/17/23-6/15/23		347.73	888,763.31
07/07/2023	100182	GHS LLC	Invoice: 2023-315 (Reference: Aquatic Maintenance Program.)		2,460.00	886,303.31
07/07/2023	100183	Vesta District Services	Invoice: 411134 (Reference: Monthly contracted management fees.)		4,337.58	881,965.73
07/10/2023	ACH071023	Frontier	Phone and Internet -06/15 - 07/14		206.21	881,759.52
07/10/2023	1ACH071023	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd.5/8-6/7/23		71.80	881,687.72
07/11/2023	1484	Tuff Shed	Premier Pro Ranch Garage Down payment - 2 of 3		8,440.68	873,247.04
07/11/2023	ACH071123	Frontier	Phone and Internet - 6/15-7/14		110.99	873,136.05
07/14/2023	1485	Site Master of Florida, LLC			3,500.00	869,636.05
07/14/2023	0714ACH3	Engage PEO	BOS MTG 7/06/23		141.80	869,494.25
07/14/2023	0714ACH1	George Smith, Jr	BOS Mtg 7/6/23		184.70	869,309.55
07/14/2023	0714ACH2	Heidi Clawson	BOS Mtg 7/6/23		184.70	869,124.85
07/14/2023	32	William Pellan	BOS Mtg 7/6/23		184.70	868,940.15
07/18/2023	100184	DCSI, Inc " Security & Sound"	Invoice: 30885 (Reference: Install new PoE switch.) Invoice: 30886 (Reference: Troubleshoot a		1,035.50	867,904.65
07/18/2023	100185	RedTree Landscape Systems	Invoice: 14038 (Reference: Monthly Grounds Maintenance.) Invoice: 14061 (Reference: Irrigati		13,900.00	854,004.65
07/18/2023	100186	Vesta Property Services, Inc.	Invoice: 411628 (Reference: Facility Maintenance.)		2,950.80	851,053.85
07/18/2023	100187	Vesta Property Services	Invoice: 411407 (Reference: Monthly Pool Maintenance.) Invoice: WC0389 (Reference: Pool M		2,415.00	848,638.85
07/18/2023	100188	Coastal Waste & Recycling, Inc.	Invoice: SW0000358415 (Reference: WASTE COLLECTION.)		85.66	848,553.19
07/20/2023	ACH 072023	Florida Department of Revenue	Sales Tax 2nd Qt 2023		280.17	848,273.02
07/24/2023	1ACH072423	Pasco County Utilities Services Branch	0 Community Center 5/19- 6/20		1,501.68	846,771.34
07/24/2023	2ACH072423	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 5/19- 6/20		165.79	846,605.55
07/24/2023	ACH 072423	Credit Card Purchases			2,649.76	843,955.79
07/26/2023	1486	US Bank	Admin & Trustee Fees 2014 A-1		3,932.88	840,022.91
07/27/2023	100189	Business Observer	Invoice: 23-01164P (Reference: Legal Advertising.)		264.69	839,758.22
07/27/2023	100190	Tampa Print Services Inc.	Invoice: 231523 (Reference: Mailings.)		1,130.15	838,628.07
07/28/2023	100191	Business Observer	Invoice: 23-01200P (Reference: Legal Advertising.)		83.13	838,544.94
07/28/2023	100193	Kutak Rock LLP	Invoice: 3252913 (Reference: General Matters.)		2,060.00	836,484.94
07/31/2023		EOM Balance		0.00	106,562.48	836,484.94
08/01/2023	ACH080123	Duke Energy	Summary Bill -06/02-07/01/2023		12,672.18	823,812.76
08/01/2023	100194	Vesta District Services	Invoice: 411756 (Reference: Monthly Mgmt Fees.)		4,337.58	819,475.18
08/03/2023			Deposit	265.00		819,740.18

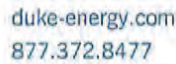
Long Lake Ranch CDD

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
08/08/2023	ACH080823	Duke Energy	000 Sunlake Blvd Lite 06/16/23-7/17/23		347.73	819,392.45
08/08/2023	01ACH080823	Frontier	Phone and Internet -07/15 - 08/14		206.26	819,186.19
08/08/2023	02ACH080823	Frontier	Phone and Internet - 7/15-8/14		110.99	819,075.20
08/10/2023	100196	GHS LLC	Invoice: 2023-364 (Reference: Aquatic Maintenance Program.)		2,460.00	816,615.20
08/10/2023	100197	Lakeside Heating ,Cooling, & Plumbing	Invoice: 20197 (Reference: AC parts and service.)		1,094.00	815,521.20
08/10/2023	100198	RedTree Landscape Systems	Invoice: 13587 ()		4,500.00	811,021.20
08/10/2023	100199	Vesta Property Services, Inc.	Invoice: 411838 (Reference: August 2023 Monthly Fees.)		6,139.83	804,881.37
08/10/2023	100200	Vesta Property Services	Invoice: 410565 (Reference: Pool contract.)		2,315.00	802,566.37
08/10/2023	100201	Coastal Waste & Recycling, Inc.	Invoice: SW0000374235 (Reference: waste collection Aug.)		86.79	802,479.58
08/11/2023	ACH081123	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd.6/7-7/7/23		71.80	802,407.78
08/11/2023	1487	Egis Insurance & Risk Advisors	Insurance WC100122769 3/16/23 - 10/01/23 WC		465.00	801,942.78
08/11/2023	0811ACH1	Engage PEO	BOS Mtg 8/3/23		141.80	801,800.98
08/11/2023	0811ACH2	George Smith, Jr	BOS Mtg 8/3/23		184.70	801,616.28
08/11/2023	0811ACH3	Heidi Clawson	BOS Mtg 8/3/23		184.70	801,431.58
08/11/2023	33	William Pellan	BOS Mtg 8/3/23		184.70	801,246.88
08/17/2023	100202	Kutak Rock LLP	Invoice: 3265502 (Reference: General Legal Matters.) Invoice: 3265503 (Reference: Legal Fees		2,253.37	798,993.51
08/17/2023	100203	Lakeside Heating ,Cooling, & Plumbing	Invoice: 21829 (Reference: AC Service Call.)		59.00	798,934.51
08/17/2023	100204	RedTree Landscape Systems	Invoice: 14293 (Reference: Monthly Grounds Maintenance.)		13,675.00	785,259.51
08/17/2023	100205	Romaner Graphics	Invoice: 21804 (Reference: Replace spotlight @ Peppergrass entry.)		90.00	785,169.51
08/17/2023	100206	Vesta Property Services	Invoice: 412097 (Reference: Monthly Pool Maintenance.)		2,315.00	782,854.51
08/17/2023	100207	The Lake Doctors, Inc.	Invoice: 113485B (Reference: Quarterly Fountain Cleaning Service.)		600.00	782,254.51
08/17/2023	100208	Kazar's Electric, Inc.	Invoice: s12180A (Reference: Run circuit & add sub panel @ maint shed.)		3,938.47	778,316.04
08/17/2023	100209	Blue Water Aquatics, Inc.	Invoice: 30397 (Reference: Fountain Repair.)		548.00	777,768.04
08/18/2023	100210	Vesta District Services	Invoice: 411640 (Reference: Billable Expenses - Jun 2023.)		17.21	777,750.83
08/21/2023	1ACH082123	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 06/20- 07/19		148.75	777,602.08
08/21/2023	2ACH082123	Pasco County Utilities Services Branch	0 Community Center 6/20- 7/19		1,142.52	776,459.56
08/21/2023	1488	Tuff Shed	Premier Pro Ranch Garage Down payment - 3 of 3		2,152.67	774,306.89
08/22/2023	ACH082223	BANK UNITED VISA CC			2,290.68	772,016.21
08/23/2023			Deposit	120.00		772,136.21
08/28/2023	1489	GHS LLC	Reference: Aquatic Maintenance Program.		2,460.00	769,676.21
08/30/2023	100211	Business Observer	Invoice: 23-01452P (Reference: Legal Advertising.)		76.56	769,599.65
08/30/2023	100212	DCSI, Inc " Security & Sound"	Invoice: 31095 (Reference: Service Call 07.28.23.) Invoice: 31098 (Reference: Service Call 08..		312.50	769,287.15
08/30/2023	100213	Romaner Graphics	Invoice: 21801 (Reference: Parking ID Decals.) Invoice: 21825 (Reference: Replace broken phc		950.00	768,337.15
08/30/2023	ACH083023	Duke Energy	Summary Bill 07/02-08/01/2023		12,726.36	755,610.79
08/31/2023	EOM Balance			385.00	81,259.15	755,610.79
09/06/2023	ACH090623	Duke Energy	000 Sunlake Blvd Lite 07/18/23-8/15/23		347.73	755,263.06
09/08/2023	1ACH090823	Frontier	Phone and Internet -08/15 - 09/14		209.04	755,054.02
09/08/2023	2ACH090823	Frontier	Phone and Internet - 8/15-9/14		110.99	754,943.03
09/11/2023	ACH091123	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 7/7-8/7/23		71.80	754,871.23
09/11/2023	100214	Home Team Pest Defense, Inc.	Invoice: 94511555 (Reference: HOA Conventional Pest Control Service.)		300.00	754,571.23
09/11/2023	100215	Fencing Life LLC	Invoice: 000026 (Reference: Service Call.)		313.50	754,257.73
09/11/2023	100216	A Total Solution, Inc.	Invoice: 0000173102 (Reference: Backflow Inspection.)		405.00	753,852.73
09/12/2023			Deposit	6,139.83		759,992.56
09/13/2023	1490	Fencing Life LLC	Service Call		496.72	759,495.84
09/13/2023	1491	Site Master of Florida, LLC	FPM 6 - Erosion Repair 19078 Long Lake Ranch Blvd.		5,200.00	754,295.84
09/13/2023	100217	Vesta District Services	Invoice: 412526 (Reference: Monthly contracted management fees.)		4,337.58	749,958.26
09/14/2023	100218	RedTree Landscape Systems	Invoice: 14699 (Reference: Monthly Maintenance.)		11,503.65	738,454.61
09/14/2023	100219	Vesta Property Services, Inc.	Invoice: 412577 (Reference: Amenity Mgmt Svcs - Sep 2023.)		6,139.83	732,314.78
09/14/2023	100220	Vesta Property Services	Invoice: 412902 (Reference: Monthly Pool Maintenance.)		2,315.00	729,999.78
09/14/2023	100221	Coastal Waste & Recycling, Inc.	Invoice: SW0000393360 (Reference: Monthly Fee - Sep 2023.)		102.75	729,897.03

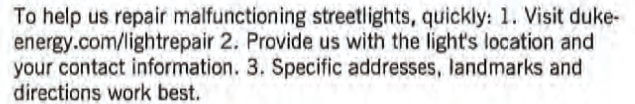
Long Lake Ranch CDD
Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/15/2023	100222	Business Observer	Invoice: 23-01528P (Reference: Legal Advertising.)		102.81	729,794.22
09/15/2023	100223	GHS LLC	Invoice: 2023-426 (Reference: Monthly Maintenance- Aug 2023.)		2,460.00	727,334.22
09/15/2023	0915ACH3	Engage PEO	BOS Mtg 9/7/23		141.80	727,192.42
09/15/2023	0915ACH1	George Smith, Jr	BOS Mtg 9/7/23		184.70	727,007.72
09/15/2023	0915ACH2	Heidi Clawson	BOS Mtg 9/7/23		184.70	726,823.02
09/15/2023	34	William Pellan	BOS Mtg 9/7/23		184.70	726,638.32
09/21/2023	7337	RedTree Landscape Systems, LLC		496.75		727,135.07
09/22/2023	1ACH092223	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 07/19- 08/18		191.35	726,943.72
09/22/2023	2ACH092223	Pasco County Utilities Services Branch	0 Community Center 7/19- 8/18		1,107.48	725,836.24
09/22/2023	ACH092223	BANK UNITED VISA CC			4,272.51	721,563.73
09/25/2023	100224	Business Observer	Invoice: 23-01608P (Reference: Legal Advertising.)		76.56	721,487.17
09/25/2023	100225	Vesta Property Services	Invoice: 413370 (Reference: Monthly Pool Maintenance.)		2,384.00	719,103.17
09/25/2023	100226	American Power Washing	Invoice: 332 (Reference: Holiday Lighting and Decorations (50% Deposit).)		4,500.00	714,603.17
09/25/2023	100227	Vesta District Services	Invoice: 412411 (Reference: Billable Expenses - Jul 2023.) Invoice: 413161 (Reference: Billab.		57.13	714,546.04
09/26/2023			Deposit	615.00		715,161.04
09/27/2023	1492	US Bank Tax distribution	Tax Collection Distribution 2014A		375.31	714,785.73
09/27/2023	1493	US Bank Tax distribution	Tax Collection Distribution 2015		277.87	714,507.86
09/27/2023	1494	US Bank Tax distribution	Tax Collection Distribution 2016		226.47	714,281.39
09/27/2023	1495	The Pool Doctor of Central Florida	Deposit for Pool Renovation		28,368.67	685,912.72
09/28/2023	1502	Everglades Equipment Group	John Deere Gator		14,489.00	671,423.72
09/30/2023		EOY Balance		7,251.58	91,438.65	671,423.72



Account number 9100 8435 5645

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



The chart displays electricity consumption over time. The x-axis shows months from Oct 2022 to Oct 2023. The y-axis shows consumption in kWh from 0 to 551. A blue line represents 2022 data, which is constant at ~500 kWh. A green line represents 2023 data, starting at ~500 kWh in Jan, dropping to ~490 kWh in Feb, and remaining constant thereafter.

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

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

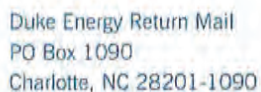
	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	490	490	5,880	490
Avg. Daily (kWh)	15	16	16	
12-month usage based on most recent history				

RECEIVED NOV 06 2023

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

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

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



Account number
9100 8435 5645

\$347.78
by Nov 8

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

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

001277 000001058



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



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

8891008435564500066000000000000000003477800000347783

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
------	---------------------

Check utility rates

Check rates and charges	duke-energy.com/rates
-------------------------	-----------------------

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Your next meter reading on or after: Nov 15

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

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

Billing details - Lighting

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

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

Billing details - Taxes

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



EXHIBIT 6

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

9 Present and constituting a quorum were:

10 Heidi Clawson	Board Supervisor, Vice Chairwoman
11 George Smith	Board Supervisor, Assistant Secretary
12 John Twomey	Board Supervisor, Assistant Secretary
13 Darrell Thompson	Board Supervisor, Assistant Secretary

14 Also, present were:

15 Tish Dobson	District Manager, Vesta District Services
16 Sarah Sandy (<i>via phone</i>)	District Counsel, Kutak Rock LLP
17 Pete Lucadano	RedTree Landscaping
18 John Burkett	RedTree Landscaping
19 Matt Olsen	RedTree Landscaping
20 John Moylan	RedTree Landscaping
21 Doug Ruhlig	Community Manager
22 Janine Scully	Resident
23 Chad Stone	Resident
24 Joseph Koclar	Resident
25 Shannon	Resident
26 Chuck Wilcox	Resident

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

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

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

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

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

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

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

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

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

41 There being none, the next item followed.

42

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

EXHIBIT 7

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

EXHIBIT 8

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01749P

Date 10/20/2023

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

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

Description

Amount

Serial # 23-01749P

\$76.56

Notice of Board of Supervisors Regular Meeting

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

Published: 10/20/2023

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$76.56

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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

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

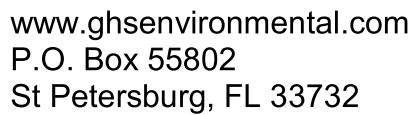
October 20, 2023

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.

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

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

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

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	25.00%	1,875.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$1,875.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$1,875.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3297673

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3297673
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

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

TOTAL FOR SERVICES RENDERED \$2,060.00

TOTAL CURRENT AMOUNT DUE \$2,060.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3297672

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3297672
12123-1

Re: General Counsel

For Professional Legal Services Rendered

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

KUTAK ROCK LLP

Long Lake Ranch CDD

October 30, 2023

Client Matter No. 12123-1

Invoice No. 3297672

Page 2

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

Bill To

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

Invoice

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

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



Resident Services Invoice

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

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

Bill To

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

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

Total 256.50
Amount Due 256.50

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



WC0507



Cooper Pools Inc CPC1459240

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

INVOICE

BILL TO
Long Lake Ranch

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

P.O. NUMBER
Doug

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

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

BALANCE DUE				\$850.00



LONG LAKE RANCH

Page 1 of 4

Your Monthly Invoice

Account Summary

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



RECEIVED OCT 28 2023

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frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL



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



800-801-6652



GET IT ON
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Download on the
App Store

MyFrontier app



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

0790 0007 NO RP 15 10162023 NNNNNNNN 01 000343 0002

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



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

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

CURRENT BILLING SUMMARY

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

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

Detail of Frontier Com of America Charges

Toll charged to 813/406-4423

Legend Call Types:

DD - Day

Caller Summary Report

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

Caller Summary Report

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

CUSTOMER TALK

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

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



Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
------	---------------------

Check utility rates

Check rates and charges	duke-energy.com/rates
-------------------------	-----------------------

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Your next meter reading on or after: Nov 15

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

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

Billing details - Lighting

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

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

Billing details - Taxes

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



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

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



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WAYS TO PAY YOUR BILL



[frontier.com/
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800-801-6652



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MyFrontier app

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



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

6790 0007 NO RP 15 10162023 NNNNNNNN 01 000043 0001

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





Date of Bill
Account Number

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

NEXT-GENERATION BUSINESS COMMUNICATIONS

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

Frontier® + RingCentral starting at

\$24.99

/mo. when bundled with Frontier Fiber

business.frontier.com/unified-communications

*Standard package



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

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

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

IMPORTANT CONSUMER MESSAGES

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

SERVICE TERMS

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

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



Date of Bill
Account Number

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

CURRENT BILLING SUMMARY

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

Qty Description 813/949-6028.0

Non Basic Charges

Business Fiber Internet 500

1 Usable Static IP Address

Total Non Basic Charges**Charge**

105.99

5.00

110.99**TOTAL 110.99**



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

Invoice 15121



BILL TO

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

DATE
10/23/2023

PLEASE PAY
\$343.00

DUE DATE
10/23/2023

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

TOTAL DUE \$343.00

THANK YOU.

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

Invoice 15283



BILL TO

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

DATE
11/01/2023

PLEASE PAY
\$13,675.00

DUE DATE
11/01/2023

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

TOTAL DUE \$13,675.00

THANK YOU.

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

Invoice 15380



BILL TO

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

DATE
10/31/2023

PLEASE PAY
\$3,875.00

DUE DATE
10/31/2023

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

TOTAL DUE \$3,875.00

THANK YOU.

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

Invoice 15398



BILL TO

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

DATE
10/31/2023

PLEASE PAY
\$16,362.00

DUE DATE
10/31/2023

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

TOTAL DUE \$16,362.00

THANK YOU.

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



INVOICE

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

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD 1x Week				
01 - Nov	MONTHLY - WASTE COLLECTION (Nov 01/23 - Nov 30/23)		\$94.40	1.00	\$94.40
01 - Nov	ADMIN FEE - MONTHLY (Nov 01/23 - Nov 30/23)		\$3.95	1.00	\$3.95
01 - Nov	FUEL SURCHARGE				\$4.28
	SITE TOTAL				\$102.63

*Account
Status*

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

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

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

Please return this portion with payment to:

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

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

0025756SW0169480000SW000043493800000102635



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

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

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



161 0 1
10-10002

LONG LAKE RANCH CDD

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

Bill Number: 19274151

Billing Date: 10/25/2023

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

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
				10/5/2023			

Transactions

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

RECEIVED OCT 27 2023



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0929280
Customer # 01307800
Balance Forward 0.00
Current Transactions 72.88

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

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

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

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

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

013078005092928041927415140000072887

**Bill To**

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

250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 11/01/2023

Invoice # 414390

In Reference To:

Monthly contracted management fees, as follows:

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

Description	Quantity	Rate	Amount
District Management Services	1		1,666.67
Accounting Services	1		916.66
Administration Services	1		916.66
Assessment Preparation	1		416.67
Field Operation Services	1		420.92
Website	1		41.67

Total 4,379.25

Florida Department of Economic Opportunity, Special District Accountability Program

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

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

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

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

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

001009

Long Lake Ranch Community Development District

Ms. Sarah R. Sandy

Kutak Rock LLP

107 West College Avenue

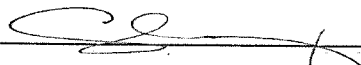
Tallahassee, Florida 32301



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

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

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

Registered Agent's Signature:  Date 11.08.23

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

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

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

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

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

Department Use Only: Approved: Denied: Reason:

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

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



INVOICE

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

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

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

Thank You

Please detach and return with payment



Customer: Long Lake Ranch Community Development

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

Thank You

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

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

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

scclimer@egisadvisors.com

09/22/2023

Pasco County, Florida

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



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

PARCEL ADDRESS:
2042 LAKE WATERS PLACE
LUTZ, FL 33558

Use code: 77
Description: CLUBS, LODGES, HALLS

Date : 11/3/2023

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

"H" Indicates Hauler Record.

Card	Use Code	Assessment
01	77	\$100.00

Total Assessment Levied all Cards: \$100.00

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

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

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

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

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment

RECEIVED NOV 13 2023



2023 Solid Waste Disposal Assessment.

Total Fee Due If Paid By:

217.55

NOV 30
\$96.00

DEC 31
\$97.00

JAN 31
\$98.00

FEB 29
\$99.00

MAR 31
\$100.00

APR 30 *
\$101.50

MAY 31 *
\$103.00

Assessment Levied
\$100.00

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

* Delinquent April 1

SW SW /0 1-4 1-4

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

Payable To:

Mike Fasano, Pasco County Tax Collector

Mail To:

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

23137288 33261800300P2000000 0009600



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

November 1, 2023

Dear Solid Waste Commercial Customer

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

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

Mailed to:

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

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

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

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

Respectfully yours,

A handwritten signature in cursive script, appearing to read "Mike Fasano".

Mike Fasano
Pasco County Tax Collector

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O' LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165

Stacy E. Kapnic

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

Hi,
These are cleared for payment.

Thank you!

Tish Dobson
District Manager



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

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

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

Hi Tish!! 😊

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

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

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

Sincerely,

Stacy Kapnic
Accounts Payable, District Services



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

www.VestaPropertyServices.com

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Pasco County, Florida

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

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

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

Use code: 77
Description: CLUBS, LODGES, HALLS

Date : 11/3/2023

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

"H" Indicates Hauler Record.

Card	Use Code	Assessment
01 H	77	\$748.76

Total Assessment Levied all Cards: \$748.76

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

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To make an online payment please go to:

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For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment

2023 Solid Waste Disposal Assessment.

Total Fee Due If Paid By:

219 / 55

NOV 30
\$718.81

DEC 31
\$726.30

JAN 31
\$733.78

FEB 29
\$741.27

MAR 31
\$748.76

APR 30 *
\$759.99

MAY 31 *
\$771.22

Assessment Levied
\$748.76

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

* Delinquent April 1

SW SW /0 3-4 3-4

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

Payable To:

Mike Fasano, Pasco County Tax Collector

Mail To:

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

23227623 3426180020000000P10 0071881



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

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Respectfully yours,

A handwritten signature of Mike Fasano in dark ink.

Mike Fasano
Pasco County Tax Collector

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 352.521.4360

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

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165

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District Manager



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

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

Invoice

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

To:

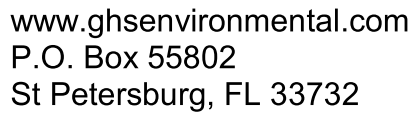
Long Lake Ranch CDD
DPFG Management & Consulting LLC
250 International Parkway, Suite 208
Lake Mary, FL 32773

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

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

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

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$150.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!	Payments/Credits	\$0.00
	Balance Due	\$150.00



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

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

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	80.00%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00

Blue Water Aquatics, Inc.

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



INVOICE

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

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

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



Blue Water Aquatics, Inc.

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

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

Aquatic Services Report

Technician

Chris Thompson

Job Details

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

Blue Water Aquatics, Inc.

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



INVOICE

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

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

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

SUBTOTAL	3,438.43
TAX	0.00
TOTAL	3,438.43

BALANCE DUE **\$3,438.43**



Blue Water Aquatics, Inc.

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

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

Aquatic Services Report

Technician

Chris Thompson

Job Details

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

Pictures of Work Completed

Aquatic Services Report



North fountain



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

Blue Water Aquatics, Inc.

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



INVOICE

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

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

DATE		DESCRIPTION	QTY	RATE	AMOUNT
10/02/2023	Fountain Cleaning	QUARTERLY Fountain Inspection & Cleaning Services Service Report Attached	1	750.00	750.00

SUBTOTAL					750.00
TAX					0.00
TOTAL					750.00

BALANCE DUE					\$750.00



Aquatic Services Report

Technician

Chris Thompson

Job Details

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

Pictures of Work Completed

Aquatic Services Report



After cleaning



Each fountain has three brass housings with 8 bolts.



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



Run capacitor

Aquatic Services Report



Start capacitor





American Illuminations & Decor

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

(813) 758-4841
tdobson@dpfgmc.com

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

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

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

INVOICE

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

Total **\$9,000.00**

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



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

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

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



34 0 1
42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: 19307343

Billing Date: 11/2/2023

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

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	9/19/2023	23252	10/19/2023	23412	30	160

Usage History

Water	Irrigation
October 2023	160
September 2023	174
August 2023	160
July 2023	164
June 2023	205
May 2023	127
April 2023	14
March 2023	81
February 2023	75
January 2023	6
December 2022	28
November 2022	6

Transactions

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

RECEIVED NOV 06 2023



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

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

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

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

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

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

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

013078005092809061930734320001124116

Johnson Engineering, Inc.

Remit To:

2122 Johnson Street

Fort Myers, FL 33901

Ph: 239.334.0046

Project Manager Philip Chang

Tish Dobson

Long Lake Ranch CDD

c/o DPFG

250 International Pkwy, Suite 208

Lake Mary, FL 32746

Invoice

November 14, 2023

Project No: 20192175-000

Invoice No: 44

FEID #59-1173834

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

Professional Services through November 5, 2023

Phase 01 General Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	10/12/2023	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



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

Bill To

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

Invoice

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

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

Thank you for your business.

Total 4,623.84



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

Bill To

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

Invoice

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

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

Thank you for your business.

Total 3,857.22



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

Bill To

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

Invoice

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

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

Thank you for your business.

Total 3,268.44



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

Bill To

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

Invoice

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

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

Thank you for your business.

Total 3,997.35



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

Bill To

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

Invoice

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

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



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

Bill To

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

Invoice

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

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

Thank you for your business.

Total 4,415.90



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



35 0 1
42-52316

LONG LAKE RANCH CDD

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

Bill Number: 19307348

Billing Date: 11/2/2023

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

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	9/19/2023	346	10/19/2023	350	30	4

Usage History

Water	
October 2023	4
September 2023	2
August 2023	7
July 2023	2
June 2023	4
May 2023	3
April 2023	5
March 2023	4
February 2023	1
January 2023	2
December 2022	3
November 2022	2

Transactions

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

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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 # 0928725
Customer # 01307800
Balance Forward 0.00
Current Transactions 170.67

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

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

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

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

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

013078005092872571930734870000170675

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



INVOICE

BILL TO

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

INVOICE # 003079

DATE 08/03/2023

DUE DATE 09/02/2023

TERMS Net 30

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

Thank You For Your Business



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

Stacy

2/3

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

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

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

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

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

RECEIVED NOV 01 2023

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

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

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

Wire Instructions:

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

Please mail payments to:

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





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

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

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

Accounts Included 250999000 250999001 250999003 250999004 250999005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

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





October 2023 Statement

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

Page 1 of 3

Account: 4798 5101 7897 7613

Visa® Community Card

Elan Financial
Services

1-866-552-8855

BUS 30 ELN

15

LONG LAKE RANCH CDD (CPN 002333750)

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

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

emailed to Tish / ac
10-31-2023

RECEIVED OCT 30 2023

Payment Options:



Mail payment coupon
with a check



Pay online at
myaccountaccess.com



Pay by phone
1-866-552-8855

No payment is required.

CPN 002333750



0047985101789776130000366580000366583

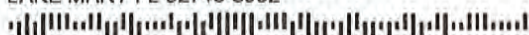
Automatic Payment

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

- to pay by phone
- to change your address

000014054 01 SP 000638582826485 P Y

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



Account Number:	4798 5101 7897 7613
Your new full balance of \$366.58 will be automatically deducted from your account on 11/22/23.	



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

Page 2 of 3

LONG LAKE RANCH CDD (CPN 002333750)

Elan Financial Services 1-866-552-8855

Important Messages

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

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

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

Transactions RUHLIG DOUGLAS Credit Limit \$10000

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

Transactions BILLING ACCOUNT ACTIVITY

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

2023 Totals Year-to-Date

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

Interest Charge Calculation

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

**APR for current and future transactions.

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

Continued on Next Page



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

LONG LAKE RANCH CDD (CPN 002333750)

Page 2 of 3

Elan Financial Services 1-866-552-8855

Important Messages

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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.

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Transactions RUHLIG DOUGLAS Credit Limit \$10000

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

Transactions BILLING ACCOUNT ACTIVITY

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

2023 Totals Year-to-Date

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

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/}

\$76.56

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

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$76.56

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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

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

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

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

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

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

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

November 17, 2023

23-01924P

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

NOTICE

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3311982

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

Tish Dobson

Long Lake Ranch CDD

Vesta District Services

Suite 208

250 International Parkway

Lake Mary, FL 32746

Invoice No. 3311982

12123-1

Re: General Counsel

For Professional Legal Services Rendered

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

TOTAL HOURS 0.60

TOTAL FOR SERVICES RENDERED \$165.00

TOTAL CURRENT AMOUNT DUE \$165.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3311984

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

Tish Dobson

Long Lake Ranch CDD

Vesta District Services

Suite 208

250 International Parkway

Lake Mary, FL 32746

Invoice No. 3311984

12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

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

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

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



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

Bill To

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

Invoice

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

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

Thank you for your business.

Total 5,756.50



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

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

Date 10/31/2023

Invoice # 414937

In Reference To:

Oct Billable Expenses

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

Description	Quantity	Rate	Amount
Billable Expenses			
DPFG TO Drew Delancey			11.67
DPFG TO The Pool Doctors of Central Florida			11.67
Total Billable Expenses			23.34

Total 23.34



duke-energy.com
877.372.8477

Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

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

Billing summary

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

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

Collective account number **9300 0001 2497**

Billing summary by account

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

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

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



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

Collective account number
9300 0001 2497

Amount due

\$24,759.61
by Oct 31

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

000087 000000002



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



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

88930000012497000660001227830000124813100024759619

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





Billing details

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



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Account number **9300 0001 2497**

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 THRB	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 THRB	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 THRB	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			\$0.79
	Billed kWh	21.000			
			Regulatory Assessment Fee	0.02	
			Gross Receipts Tax	0.77	
			Total		\$30.79
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55	\$328.09
	Meter Number:	1049785	Energy Charge	199.30	
	Bill Period:	Sep 02 - Oct 02	Fuel Charge	109.17	
	Present Read:	69930	Asset Securitization Charge	4.07	
	Previous Read:	67991			\$8.66
	Billed Usage:	1939			
	Billed kWh	1939.000			
			Regulatory Assessment Fee	0.24	
			Gross Receipts Tax	8.42	
			Total		\$336.75
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55	\$359.99
	Meter Number:	4451364	Energy Charge	219.64	
	Bill Period:	Sep 02 - Oct 02	Fuel Charge	120.31	
	Present Read:	76376	Asset Securitization Charge	4.49	
	Previous Read:	74239			
	Billed Usage:	2137			





Billing details - continued

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





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Account number **9300 0001 2497**

Billing details - continued

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

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Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

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

Billing summary

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

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

Collective account number **9300 0001 2497**

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	61.58
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	332.18
910089634607	2091 SERENOA DR LUTZ FL 33558	61.58
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	61.58
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	61.58
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	61.58

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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 Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Collective account number
9300 0001 2497

Amount due

\$25,047.69
by Nov 30

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

000080 000000002



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



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

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800.228.8485

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800.700.8744
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Charlotte, NC 28201-1094
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Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

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



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



Billing details - continued

Account Information	Billing Details			Amounts
	Present Read:	473	Asset Securitization Charge	0.04
	Previous Read:	456	Minimum Bill Adjustment	11.71
	Billed Usage:	17		
	Billed kWh	17.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55
	Meter Number:	915209	Energy Charge	2.57
	Bill Period:	Oct 03 - Nov 01	Fuel Charge	1.41
	Present Read:	1544	Asset Securitization Charge	0.05
	Previous Read:	1519	Minimum Bill Adjustment	10.42
	Billed Usage:	25		
	Billed kWh	25.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55
	Meter Number:	4465473	Energy Charge	22.72
	Bill Period:	Oct 03 - Nov 01	Fuel Charge	12.44
	Present Read:	69721	Asset Securitization Charge	0.46
	Previous Read:	69500		
	Billed Usage:	221		
	Billed kWh	221.000		
			Regulatory Assessment Fee	0.04
			Gross Receipts Tax	1.31
			Total	\$52.52
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.65
	Bill Period:	Oct 03 - Nov 01	Energy Charge	107.29
			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
			54W MITCH LED PT CLR	36.48
			SV FLAGLER ACR 9500L	82.80
			54W MITCH LED PT CLR	2.78
			16 DEC CNCRT W/DEC BS/ WSHNGTN	570.11
			Regulatory Assessment Fee	1.20
			Gross Receipts Tax	5.86
			Total	\$1,626.60
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.65
	Bill Period:	Oct 03 - Nov 01	Energy Charge	236.09
			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	38	50MTCHTR III3K THRBM	18.24
	TOPHAT		SV FLAGLER ACR 9500L	1,087.10
	50 MTCH III 3K F	19	50 MTCH III 3K F	21.44
	50MTCHTR III3K	19	54W MITCH LED TOPHAT	36.48
	THRBM		54W MITCH LED PT CLR	127.68
	SV DRC27500	1,296	SV DRC27500	136.68
	SV FLAGLER ACR	3,430	SV FLAGLER ACR 9500L	128.80
	9500L		SV DRC27500	22.20
			54W MITCH LED PT CLR	9.73
			50MTCHTR III3K THRBM	1.39
			54W MITCH LED TOPHAT	2.78
			50 MTCH III 3K F	1.39
			35 TT CNCRT/N-FLD	98.64
			MOUNT/1-4FIX	
			16 DEC CNCRT W/DEC BS/	982.53
			WSHNGTN	
			Regulatory Assessment Fee	2.35
			Gross Receipts Tax	12.85
			Total	\$3,191.10
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec		Customer Charge	15.55
	(GS-1)		Energy Charge	2.05
	Meter Number:	8246383	Fuel Charge	1.13
	Bill Period:	Oct 03 -	Asset Securitization Charge	0.04
		Nov 01	Minimum Bill Adjustment	11.23
	Present Read:	856		
	Previous Read:	836		
	Billed Usage:	20		
	Billed kWh	20.000		
			Regulatory Assessment Fee	0.02
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558			Gross Receipts Tax	0.77
			Total	\$30.79
	General Service Non-Demand Sec		Customer Charge	15.55
	(GS-1)		Energy Charge	194.06
	Meter Number:	1049785	Fuel Charge	106.29
	Bill Period:	Oct 03 -	Asset Securitization Charge	3.96
		Nov 01		
	Present Read:	71818		
	Previous Read:	69930		
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	Billed Usage:	1888		
	Billed kWh	1888.000		
			Regulatory Assessment Fee	0.24
			Gross Receipts Tax	8.21
			Total	\$328.31
	General Service Non-Demand Sec		Customer Charge	15.55
	(GS-1)		Energy Charge	187.57
	Meter Number:	4451364	Fuel Charge	102.75
	Bill Period:	Oct 03 -	Asset Securitization Charge	3.83
		Nov 01		
	Present Read:	78201		
	Previous Read:	76376		
	Billed Usage:	1825		





Billing details - continued

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

Billing details - continued

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





Billing details - continued

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



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Account number 9300 0001 2497

Billing details - continued

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



EXHIBIT 9

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 I		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

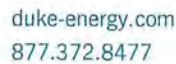
Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/09/2023	100254	RedTree Landscape Systems	Invoice: 15121 (Reference: Irrigation Repairs 10.05.23.) Invoice: 15283 (Reference: Monthly		34,255.00	538,808.28
11/09/2023	100255	Coastal Waste & Recycling, Inc.	Invoice: SW0000434938 (Reference: Monthly 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: Quarter		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 Amen		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 Pellam	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

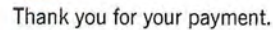
EXHIBIT 10



Page 1 of 3

Account number 9100 8435 5645

Previous Amount Due	\$347.78
<i>Payment Received Nov 09</i>	-347.78
Current Lighting Charges	346.21
Taxes	1.57
Total Amount Due Dec 07	\$347.78



The chart displays electricity usage in kWh for two years, 2022 and 2023. The y-axis represents kWh, ranging from 0 to 551 in increments of 61. The x-axis shows months from November to November. The 2022 data is represented by a blue line, and the 2023 data is represented by a green line. Both lines show a steady increase in usage over time, with 2023 usage consistently higher than 2022 usage.

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

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				

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.



Account number
9100 8435 5645

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

Figure 1

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

8891008435564500066000000000000000003477800000347783



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

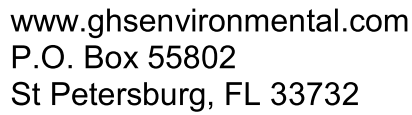
Billing Period - Oct 18 23 to Nov 15 23	
Customer Charge	\$1.65
Energy Charge	
490.000 kWh @ 4.784c	23.44
Fuel Charge	
490.000 kWh @ 5.270c	25.82
Asset Securitization Charge	
490.000 kWh @ 0.061c	0.30
Fixture Charge	
SV FLAGLER ACR 9500L	155.30
Maintenance Charge	
SV FLAGLER ACR 9500L	18.40
Pole Charge	
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





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

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



LONG LAKE RANCH

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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



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WAYS TO PAY YOUR BILL



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MyFrontier app



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



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



Date of Bill
Account Number

11/15/23
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

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

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

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

RECEIVED NOV 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 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

013078005092928041941224780000072887

**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

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

frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL



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



800-801-6652



GET IT ON
Google Play



Download on the
App Store

MyFrontier app



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



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



Date of Bill
Account Number

11/15/23
813-949-6028-061521-5

CURRENT BILLING SUMMARY

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

Qty Description 813/949-6028.0

Non Basic Charges

Business Fiber Internet 500

1 Usable Static IP Address

Total Non Basic Charges**TOTAL 110.99****Charge**

105.99

5.00

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	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

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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
11/30/2023

PLEASE PAY
\$3,000.00

DUE DATE
11/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Arbor Care	12	250.00	3,000.00
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.			

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
12/01/2023

PLEASE PAY
\$13,675.00

DUE DATE
12/01/2023

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

TOTAL DUE \$13,675.00

THANK YOU.

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

Invoice 15623



BILL TO Long Lake Ranch Community Development District 250 International Parkway, Suite 208 Lake Mary, FL 32746 USA	DATE 11/30/2023	PLEASE PAY \$5,500.00	DUE DATE 11/30/2023
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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

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

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

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

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

Invoice # 415273
Date 12/01/2023

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

Bill To

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

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



Invoice

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

Invoice # 415700
Date 11/01/2023
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

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

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

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
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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	
------------------------	--

0025756SW0169480000SW000045438800000201577

Blue Water Aquatics, Inc.

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

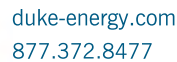


INVOICE

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



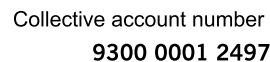
Page 1 of 11

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

Collective account number **9300 0001 2497**

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

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.



\$13,469.67
by Dec 29

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

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

8893000001,24970006600000000000001,3469670001,346967?



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



duke-energy.com
877.372.8477

Account number **9300 0001 2497**

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



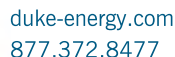
Billing details

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



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
			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
	Present Read:	1589	Asset Securitization Charge	0.09
	Previous Read:	1544	Minimum Bill Adjustment	7.21
	Billed Usage:	45		
	Billed kWh	45.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55
	Meter Number:	4465473	Energy Charge	157.77
	Bill Period:	Nov 02 - Dec 01	Fuel Charge	86.42
	Present Read:	71256	Asset Securitization Charge	3.22
	Previous Read:	69721		
	Billed Usage:	1535		
	Billed kWh	1535.000		
			Regulatory Assessment Fee	0.19
			Gross Receipts Tax	6.75
			Total	\$269.90
910089595996 LONG LAKE RANCH COMM DEV DIS O 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
			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
			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
			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	38	SV FLAGLER ACR 9500L	1,087.10	
	TOPHAT		SV DRC27500	136.68	
	50 MTCH III 3K F	19	54W MITCH LED PT CLR	127.68	
	50MTCHTR III3K	19	54W MITCH LED TOPHAT	36.48	
	THRBM		50 MTCH III 3K F	21.44	
	SV DRC27500	1,296	50MTCHTR III3K THRBM	18.24	
	SV FLAGLER ACR	3,430	SV FLAGLER ACR 9500L	128.80	
	9500L		SV DRC27500	22.20	
			54W MITCH LED PT CLR	9.73	
			54W MITCH LED TOPHAT	2.78	
			50 MTCH III 3K F	1.39	
			50MTCHTR III3K THRBM	1.39	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	982.53	
			35 TT CNCRT/N-FLD MOUNT/1-4FIX	98.64	
			Regulatory Assessment Fee	2.35	
			Gross Receipts Tax	12.85	
			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	Fuel Charge	1.97	
		- Dec 01	Asset Securitization Charge	0.07	
	Present Read:	891	Minimum Bill Adjustment	8.81	
	Previous Read:	856			
	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	Fuel Charge	99.43	
		- Dec 01	Asset Securitization Charge	3.71	
	Present Read:	73584			
	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	Fuel Charge	84.56	
		- Dec 01	Asset Securitization Charge	3.15	
	Present Read:	79703			
	Previous Read:	78201			
Billed Usage:	1502				



Billing details - continued

Account Information	Billing Details			Amounts
	Billed kWh	1502.000		\$6.80
		Regulatory Assessment Fee	0.19	
		Gross Receipts Tax	6.61	
		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)	Customer Charge	15.55	\$388.85
	Meter Number: 2778290	Energy Charge	238.05	
	Bill Period: Nov 02 - Dec 01	Fuel Charge	130.39	
	Present Read: 79316	Asset Securitization Charge	4.86	
	Previous Read: 77000			
	Billed Usage: 2316			
	Billed kWh 2316.000			
		Regulatory Assessment Fee	0.29	\$10.27
		Gross Receipts Tax	9.98	
		Total		\$399.12
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 8263689	Energy Charge	2.57	
	Bill Period: Nov 02 - Dec 01	Fuel Charge	1.41	
	Present Read: 1168	Asset Securitization Charge	0.05	
	Previous Read: 1143	Minimum Bill Adjustment	10.42	
	Billed Usage: 25			
	Billed kWh 25.000			
		Regulatory Assessment Fee	0.02	\$0.79
		Gross Receipts Tax	0.77	
		Total		\$30.79
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 8246382	Energy Charge	5.44	
	Bill Period: Nov 02 - Dec 01	Fuel Charge	2.98	
	Present Read: 658	Asset Securitization Charge	0.11	
	Previous Read: 605	Minimum Bill Adjustment	5.92	
	Billed Usage: 53			
	Billed kWh 53.000			
		Regulatory Assessment Fee	0.02	\$0.79
		Gross Receipts Tax	0.77	
		Total		\$30.79
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 4470114	Energy Charge	5.86	
	Bill Period: Nov 02 - Dec 01	Fuel Charge	3.21	
	Present Read: 1011	Asset Securitization Charge	0.12	
	Previous Read: 954	Minimum Bill Adjustment	5.26	
	Billed Usage: 57			
	Billed kWh 57.000			
		Regulatory Assessment Fee	0.02	\$0.79
		Gross Receipts Tax	0.77	



Billing details - continued

Account Information	Billing Details			Amounts
			Total	\$30.79
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$30.00
	Meter Number: 4522761	Energy Charge	4.12	
	Bill Period: Nov 02 - Dec 01	Fuel Charge	2.25	
	Present Read: 997	Asset Securitization Charge	0.08	
	Previous Read: 957	Minimum Bill Adjustment	8.00	
	Billed Usage: 40			
	Billed kWh 40.000			
		Regulatory Assessment Fee	0.02	\$0.79
		Gross Receipts Tax	0.77	
		Total		\$30.79
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.65	\$3,143.08
	Bill Period: Nov 02 - Dec 01	Energy Charge	209.01	
	54W MITCH LED PT 57	Fuel Charge	230.25	
	CLR	Asset Securitization Charge	2.67	
	SV FLAGLER ACR 4,312	54W MITCH LED PT CLR	54.72	
	9500L	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	8.22	
		MOUNT/1-4FIX		
		16 DEC CNCRT W/DEC BS/ WSHNGTN	1,103.83	
		Regulatory Assessment Fee	2.32	
		Gross Receipts Tax	11.38	
		Total		\$3,156.78
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55	\$43.76
	Meter Number: 4465449	Energy Charge	17.99	
	Bill Period: Nov 02 - Dec 01	Fuel Charge	9.85	
	Present Read: 2958	Asset Securitization Charge	0.37	
	Previous Read: 2783			
	Billed Usage: 175			
	Billed kWh 175.000			
		Regulatory Assessment Fee	0.03	\$1.15
		Gross Receipts Tax	1.12	
		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)	Customer Charge	15.55	\$1,562.73
	Meter Number: 222519	Energy Charge	986.60	
	Bill Period: Nov 02 - Dec 01	Fuel Charge	540.42	
	Present Read: 322585	Asset Securitization Charge	20.16	
	Previous Read: 312986			
	Billed Usage: 9599			
	Billed kWh 9599.000			
		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)	Customer Charge	15.55
	Meter Number: 915370	Energy Charge	5.44
	Bill Period: Nov 02	Fuel Charge	2.98
	- Dec 01	Asset Securitization Charge	0.11
	Present Read: 1025	Minimum Bill Adjustment	5.92
	Previous Read: 972		
	Billed Usage: 53		
	Billed kWh	53.000	
	Regulatory Assessment Fee		0.02
	Gross Receipts Tax		0.77
	Total		\$30.79
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
	Meter Number: 5407312	Energy Charge	370.32
	Bill Period: Nov 02	Fuel Charge	202.85
	- Dec 01	Asset Securitization Charge	7.57
	Present Read: 283223		
	Previous Read: 279620		
	Billed Usage: 3603		
	Billed kWh	3603.000	
	Regulatory Assessment Fee		0.44
	Gross Receipts Tax		15.30
	Total		\$612.03
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
	Meter Number: 2778178	Energy Charge	127.35
	Bill Period: Nov 02	Fuel Charge	69.76
	- Dec 01	Asset Securitization Charge	2.60
	Present Read: 34215		
	Previous Read: 32976		
	Billed Usage: 1239		
	Billed kWh	1239.000	
	Regulatory Assessment Fee		0.16
	Gross Receipts Tax		5.52
	Total		\$220.94
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	15.55
	Meter Number: 1015813	Energy Charge	468.68
	Bill Period: Nov 02	Fuel Charge	256.73
	- Dec 01	Asset Securitization Charge	9.58
	Present Read: 264439		
	Previous Read: 259879		
	Billed Usage: 4560		
	Billed kWh	4560.000	
	Regulatory Assessment Fee		0.55
	Gross Receipts Tax		19.26
	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	Energy Charge	3.90
	Bill Period:	Nov 02	Fuel Charge	2.14
		- Dec 01	Asset Securitization Charge	0.08
	Present Read:	889	Minimum Bill Adjustment	8.33
	Previous Read:	851		
	Billed Usage:	38		
	Billed kWh	38.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			Total	\$30.79
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	15.55
	Meter Number:	2775809	Energy Charge	0.41
	Bill Period:	Nov 02	Fuel Charge	0.23
		- Dec 01	Asset Securitization Charge	0.01
	Present Read:	257	Minimum Bill Adjustment	13.80
	Previous Read:	253		
	Billed Usage:	4		
	Billed kWh	4.000		
			Regulatory Assessment Fee	0.02
			Gross Receipts Tax	0.77
			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)		Customer Charge	0.88
	Bill Period:	Nov 16	Energy Charge	12.50
		- Dec 01	Fuel Charge	13.77
	SV FLAGLER ACR 9500L	261	Asset Securitization Charge	0.16
			SV FLAGLER ACR 9500L	82.83
			SV FLAGLER ACR 9500L	9.81
			16 DEC CNCRT W/DEC BS/ WSHNGTN	64.69
			Regulatory Assessment Fee	0.14
			Gross Receipts Tax	0.70
			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

Project Manager Philip Chang

Tish Dobson

Long Lake Ranch CDD

c/o DPFG

250 International Pkwy, Suite 208

Lake Mary, FL 32746

Invoice

December 15, 2023

Project No: 20192175-000

Invoice No: 45

FEID #59-1173834

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: 1-855-766-5344



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 05 2023



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0928725
Customer # 01307800
Balance Forward 0.00
Current Transactions 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 DPF
250 INTERNATIONAL 208 PARKWAY APT SUITE
LAKE MARY FL 32746

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

013078005092872571947467440000188234



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

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	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

013078005092809061947466960001435261

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
11/30/2023

PLEASE PAY
\$8,181.00

DUE DATE
11/30/2023

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

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 11/30/2023	PLEASE PAY \$104.25	DUE DATE 11/30/2023
--	---------------------------	-------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 11/1/23:		0.00	0.00
Amenities Bldg: located break when looking for drip lines for Podocarpus			
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

In Reference To:

Nov Billable Expenses

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

Description	Quantity	Rate	Amount
Billable Expenses			
DPFG TO 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



2323 Victory Ave.Suite 1600
Dallas, TX 75219

The above address is for correspondence only.

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

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

\$

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.

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



Questions?

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

Customer Name: DPGF 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.

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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.



2323 Victory Ave. Suite 1600
Dallas, TX 75219

The above address is for correspondence only.

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

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

\$

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



Questions?

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

Customer Name: DPGF 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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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.



2323 Victory Ave.Suite 1600
Dallas, TX 75219

The above address is for correspondence only.

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

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

\$

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



Questions?

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

Customer Name: DPGF 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

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.

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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.



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

In Reference To:

Monthly contracted management fees, as follows:

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

Description	Quantity	Rate	Amount
District Management Services	1		1,666.67
Accounting Services	1		916.66
Administration Services	1		916.66
Assessment Preparation	1		416.67
Field Operation Services	1		420.92
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
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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	
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0025756SW0169480000SW000043493800000102635

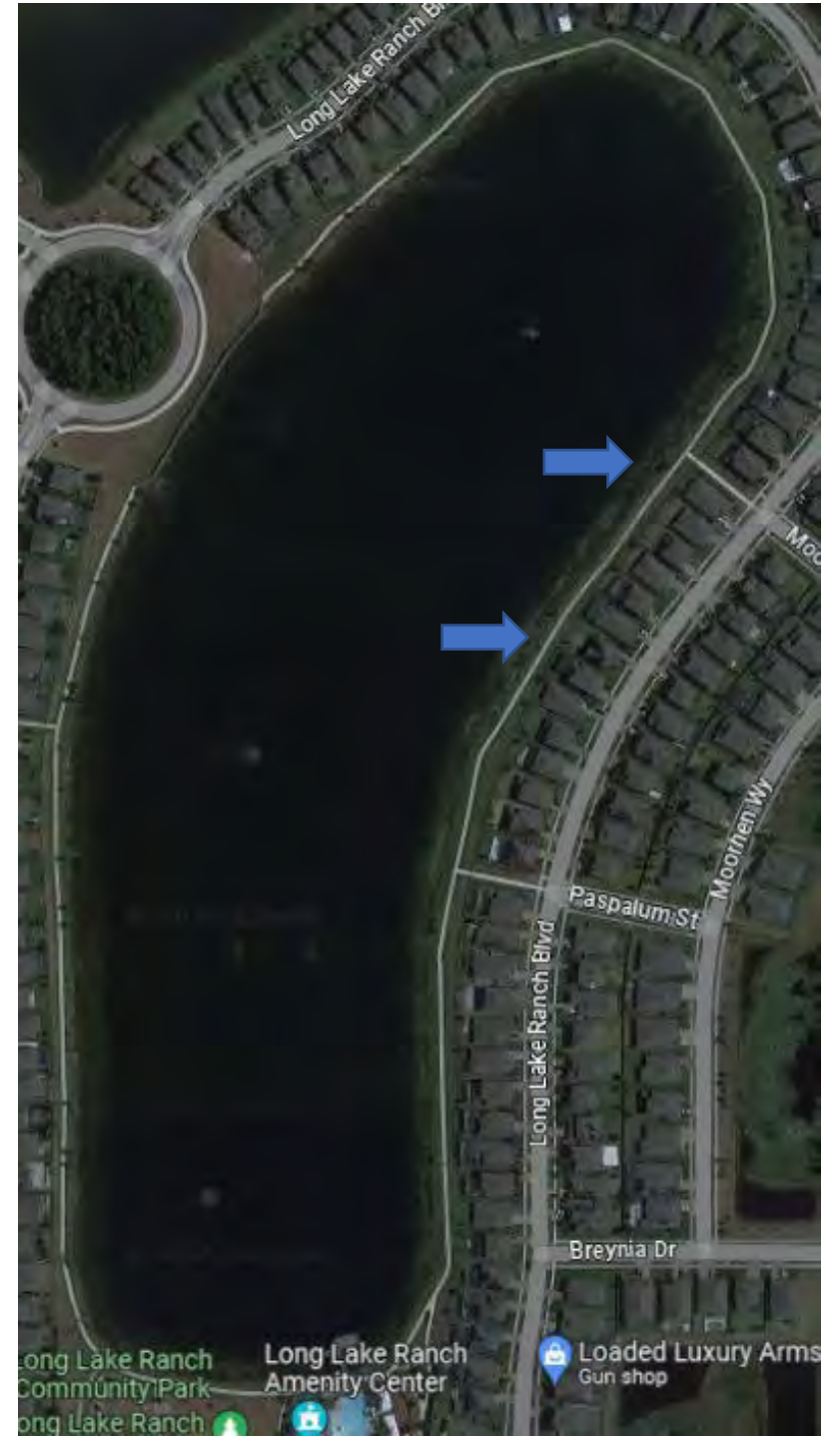
EXHIBIT 11

Long
Lake
Ranch
USA



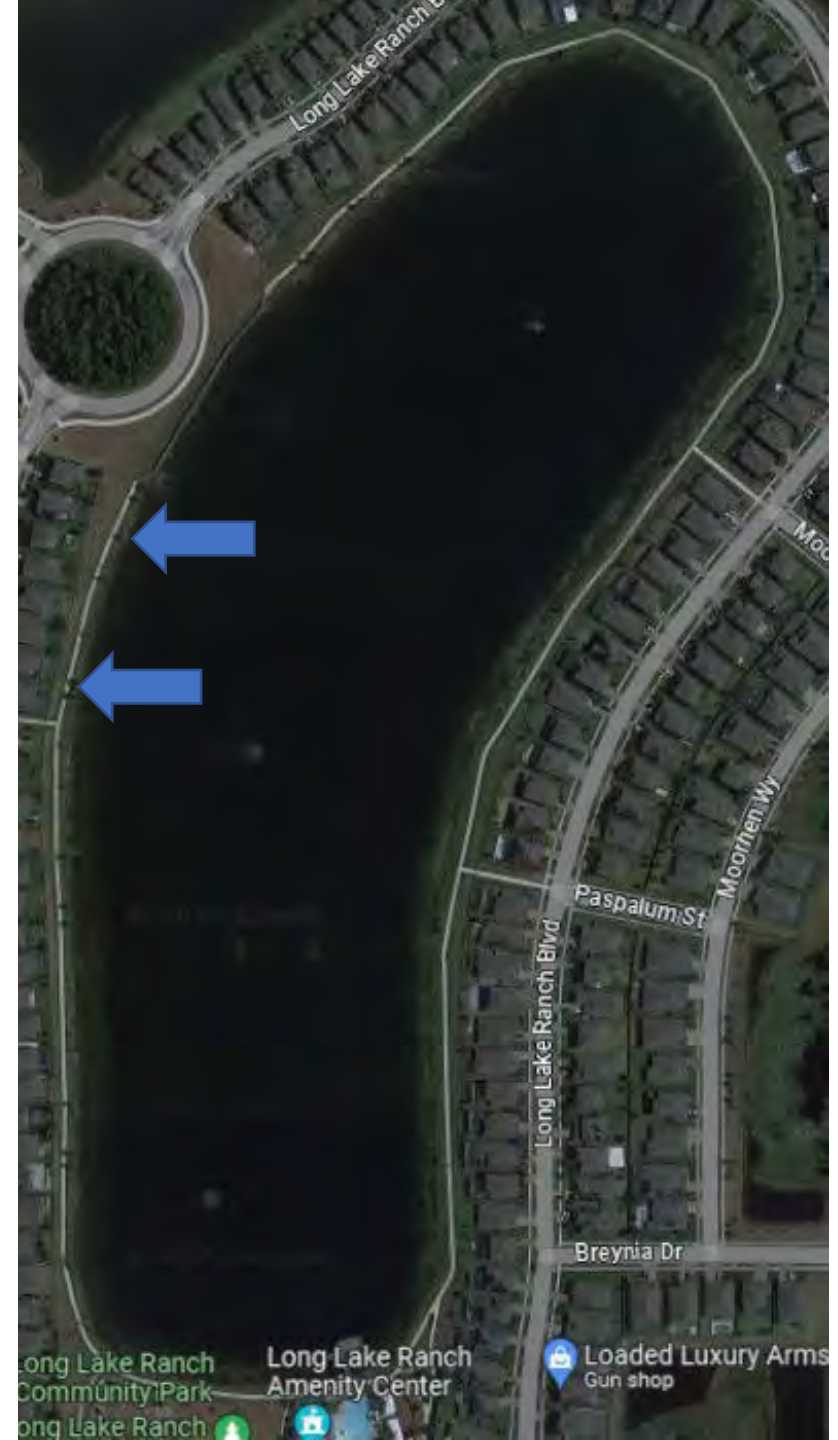


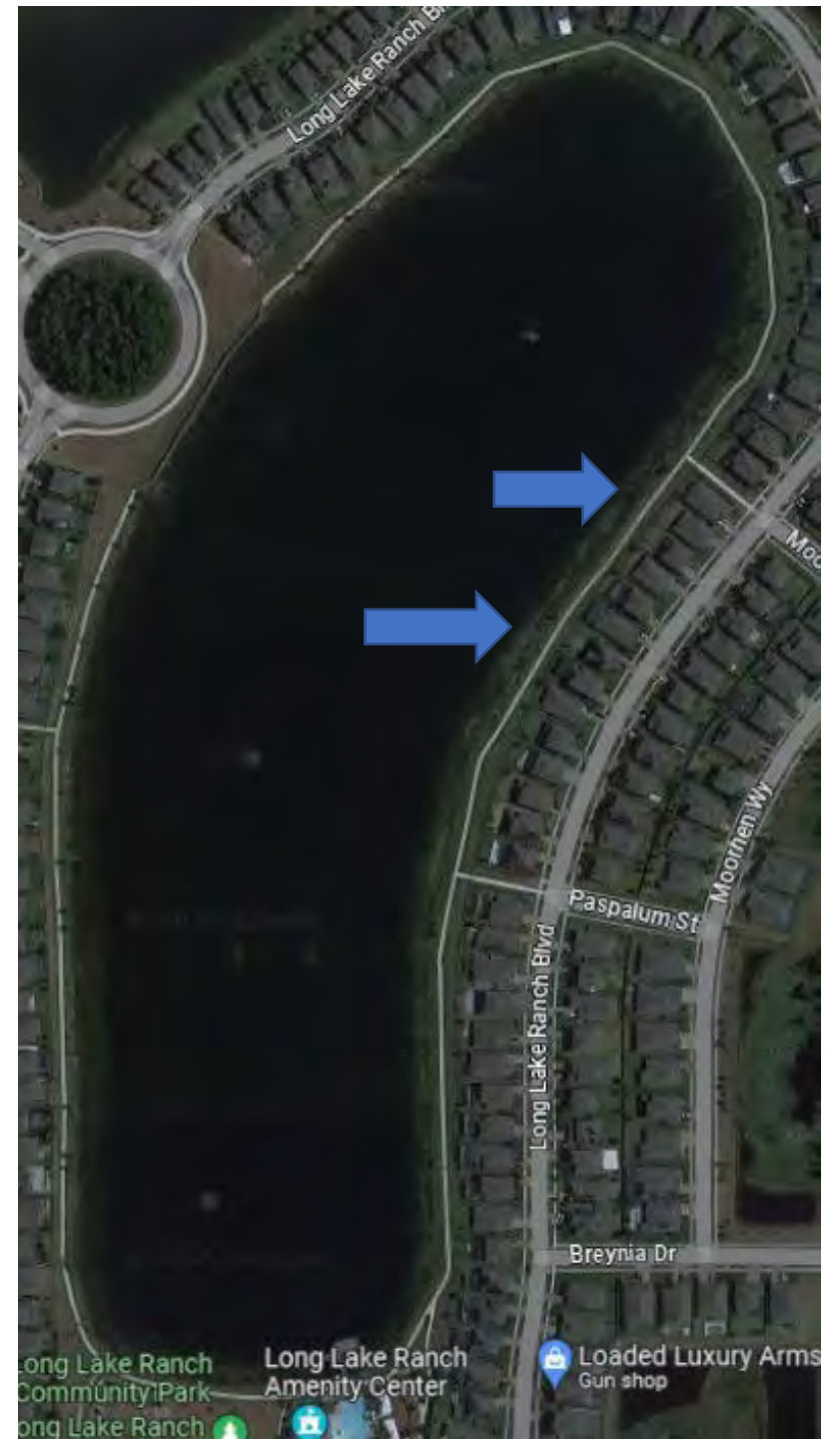
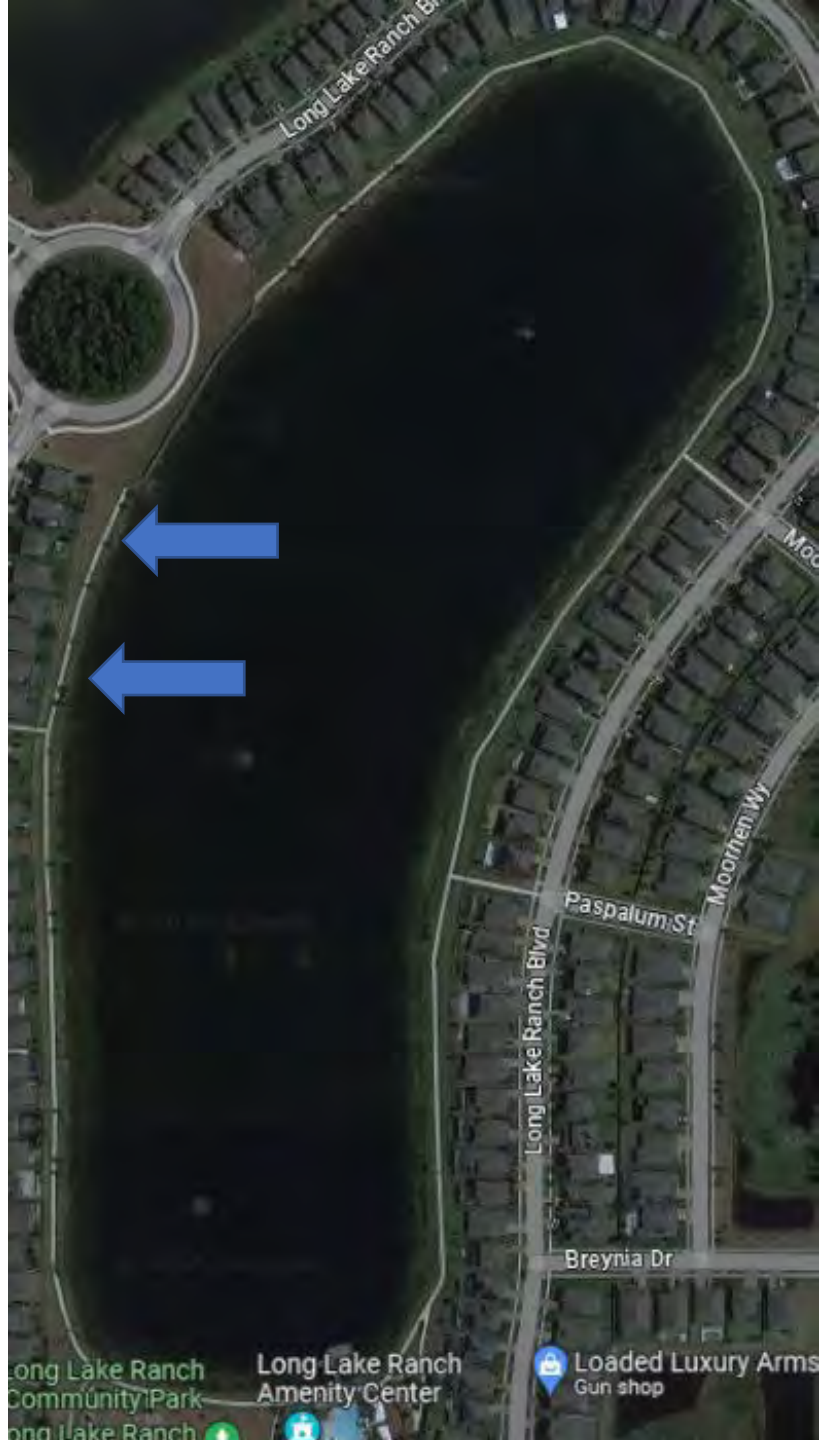
Jun 24, 2023 at 7:23:20 AM





Jun 24, 2023 at 7:29:26 AM







May 21, 2023 at 3:58:40 PM





Jun 21, 2023 at 7:21:19 PM



Jun 21, 2023 at 7:26:29 PM



NDS®

We put water in its place

EZ-Drain French Drain

A gravel-free French Drain solution that outperforms traditional systems, saving time and money.

[View Product](#)

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

EXHIBIT 12

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

EXHIBIT 13

PROPOSAL

Long Lake Ranch CDD
Pedestrian Trail Drainage

1/26/2024

Remediate poor drainage of surface water on pedestrian trail
around Long Lake pond.

- 1) Construct concrete flumes from trail to edge of pond to alleviate
standing water behind 19279 and 19625 Long Lake Blvd.

- flumes will be 18" wide x 6" thick
- flumes will be steel reinforced due to mower traffic

Sub-total \$4,480

- 2) Construct surface drain system on house side of trail to alleviate
standing water along extended length areas (identified below)

- excavate 12" wide x 12" deep trench along edge of trail
- line trench with filter fabric
- place 6" perforated pipe in trench
- fill trench with 3/4" granite gravel
- remove 2' wide sections of trail (1 per each 150' of drain length)
- place 6" non-perforated pipe to convey water down to pond
- replace concrete sections of trail
- restore sod over pipes to pond

Locations:

Behind 19349-19421 Long Lake Blvd (approx. 560')

Sub-total \$23,520

Behind 1950-1974 Nature View Dr (approx. 150')

Sub-total \$6,300

TOTAL \$34,300

EXHIBIT 14

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