LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Thursday
April 4, 2024
6:00 p.m.

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

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

Long Lake Ranch
Community Development District

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

Board of Supervisors
Long Lake Ranch Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District is scheduled for **Thursday, April 4, 2024,** at **6:00 p.m.** at the **Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558.**

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

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-737 or sviera@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Sydney Viera

Sydney Viera
District Manager

Long Lake Ranch Community Development District

Meeting Date:	Thursday, April 4, 2024	Call-in Number:	+1 (904) 348-0776
Time:	6:00 PM	Meeting ID:	766 858 449#
Location:	Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558	Microsoft Teams Link:	Link for Teams

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)
      a. Irrigation Zone Installations Exhibit 2

B. Aquatic Services
   1. Presentation of Aquatics Treatment Report Exhibit 3

C. District Engineer

D. District Counsel

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

F. District Manager

VII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on March 7, 2024 – *To Be Distributed*

B. Consideration for Acceptance – The February 2024 Unaudited Financial Statements Exhibit 4

C. Consideration for Acceptance – The February 2024 Operations & Maintenance Expenditures Exhibit 5

VIII. Business Items

A. Consideration of Audit Committee's Recommendation for Auditor

B. Consideration & Adoption of **Resolution 2024-05,** Setting PH for Amenity Facility Rules Exhibit 6

IX. Supervisors' Requests

X. Audience Comments – New Business

XI. Next Meeting Quorum Check: May 2, 6:00 PM

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

XII. Adjournment

EXHIBIT 1

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

The Audit Review Committee for the Long Lake Ranch Community Development District ("District") will hold an audit review committee meeting on April 4, 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 approve the selected auditor. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which 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 the 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-742, 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.

Kyle Darin
District Manager

March 22, 2024 24-00473P

Return to Agenda

EXHIBIT 2

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

IRRIGATION PROPOSAL

for

LONG LAKE RANCH CDD

Attention: Kyle Darin

March 5, 2024

Install two irrigation zones off the controller near the amenities building.

The locations for the two zones are inside the dog park:

- **The turf around the dog park**
- **Small field next to the dog park**

All materials, equipment, & labor included.

TOTAL PRICE: $10,000.00

_____ **Authorized Signature to Proceed**

_____/_____/_____ **Date of Authorization**

Proposal submitted by John Moylan, Senior Irrigation Leader
irrigation@redtreelandscape.systems / Cell phone: (727) 267-7794

Return to Agenda

EXHIBIT 3

GHS Environmental
PO Box 55802
St. Petersburg, FL 33732-5802
727-432-2820

Project: Long Lake Ranch
No. of Ponds: 26 (See Map On File)

Actions Required At Time of Inspection

G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)
A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)
F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)
S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)
L = Treated Lilies (ie fragrant waterlily, spatterdock)
T = Trash/debris removed
S = Structure Maintenance
M = Mowing/Brushcutting
* = See Note

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
1/8/2024						G	G	G														G					Treated vegetation in geoweb spillways in FPM 6, 7 and 7B to ensure proper flow between areas. Cattail treatment in 50B. Check in with D. Ruhlig.
1/23/2024	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash removal from all ponds.
1/25/2024																											Prepared and submitted monthly log.
2/15/2024																											Field check pond conditions.
2/23/2024	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash removal from all ponds.
2/28/2024															G, A												Prepared and submitted monthly log. Field checked pond conditions. Treatment of pennywort and algae in Pond 100.
3/6/2024																											Field check pond conditions.
3/22/2024	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash removal from all ponds.
3/27/2024																											Prepared and submitted monthly log.

Return to Agenda

EXHIBIT 4

Long Lake Ranch
Community Development District

Financial Statements
(Unaudited)

Preliminary

February 29, 2024

Long Lake Ranch CDD
Balance Sheet
February 29, 2024

		General Fund	Reserve Fund	Debt Service 2014	Debt Service 2015	Debt Service 2016	TOTAL
1	**ASSETS**						
2	OPERATING ACCOUNT - BU	$ 490,818	$ -	$ -	$ -	$ -	$ 490,818
3	MONEY MARKET ACCOUNT - BU	-	2,267,030	-	-	-	2,267,030
4	RESERVE ACCOUNT - BU	-	93,523	-	-	-	93,523
5	TRUST ACCOUNTS:						-
6	REVENUE FUND	-	-	401,496	256,657	207,800	865,953
7	RESERVE FUND	-		317,500	117,969	95,941	531,409
8	PREPAYMENT FUND	-	-	1,250	-	2,217	3,467
9	ACCOUNTS RECEIVABLE	800	-	-	-	-	800
10	ASSESSMENTS RECEIVABLE - ON ROLL	33,282	8,237	8,752	6,478	5,269	62,018
11	DUE FROM OTHER FUNDS	-	514,658	7,566	5,600	4,555	532,379
12	PREPAID EXPENSES	28,369	-	-	-	-	28,369
13	DEPOSITS	49,570	-	-	-	-	49,570
14	**TOTAL ASSETS**	**$ 602,838**	**$ 2,883,448**	**$ 736,564**	**$ 386,704**	**$ 315,781**	**$ 4,925,335**
15	**LIABILITIES**						
16	ACCOUNTS PAYABLE	$ 17,943	$ -	$ -	$ -	$ -	$ 17,943
17	SALES TAX	-	-	-			-
18	ACCRUED EXPENSES	1,094	-	-	-	-	1,094
19	DEFERRED REVENUE - ON-ROLL	33,282	8,237	8,752	6,478	5,269	62,018
20	DUE TO OTHER FUNDS	532,379					532,379
21	**TOTAL LIABILITIES**	**584,697**	**8,237**	**8,752**	**6,478**	**5,269**	**613,433**
22	**FUND BALANCE**						
23	NONSPENDABLE						
24	PREPAID & DEPOSITS	77,939	-	-	-	-	77,939
26	CAPITAL RESERVES	-	972,956	-	-	-	972,956
25	3-MONTH OPERATING CAPITAL	303,029	75,000	-	-	-	378,029
27	UNASSIGNED	(362,827)	1,827,254	727,812	380,226	310,512	2,882,978
28	**TOTAL FUND BALANCE**	**18,141**	**2,875,210**	**727,812**	**380,226**	**310,512**	**4,311,901**
29	**TOTAL LIABILITIES & FUND BALANCE**	**$ 602,838**	**$ 2,883,448**	**$ 736,564**	**$ 386,704**	**$ 315,781**	**$ 4,925,335**

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to February 29, 2024

		FY 2024 Month of October	FY 2024 Month of November	FY 2024 Month of December	FY 2024 Month of January	FY 2024 Month of February	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	$ 12,760	$ 16,011	$ 1,178,835	$ 1,289,485	$ (110,651)	91%
4	EARLY PAYMENT DISCOUNT	-	-	-	-	-	-	(51,579)	51,579	0%
5	**ADDITIONAL REVENUE**									
6	TENNIS	120	120	120	120		480	-	480	
7	ROOM RENTALS	60	240	60	-		360	-	360	
8	INTEREST	-	-	-	-	-	-	-	-	
9	ADVERTISEMENT RENTAL	800	800	800	800	800	4,000	-	4,000	
10	MISC. REVENUE	-	38	50	25		113	-	113	
11	FUND BALANCE FORWARD (removed)	-	-	-	-	-	-	-	-	
12	**TOTAL REVENUE**	**$ 980**	**$ 150,772**	**$ 1,001,519**	**$ 13,705**	**$ 16,811**	**$ 1,183,787**	**$ 1,237,906**	**$ (54,119)**	**96%**
13	**EXPENDITURES**									
14	**ADMINISTRATIVE**									
15	SUPERVISORS - REGULAR MEETINGS	$ 600	$ 600	$ 600	$ 400	$ 600	$ 2,800	$ 9,600	$ (6,800)	29%
16	SUPERVISORS - WORKSHOPS	-	-	-	-	-	-	800	(800)	0%
17	PAYROLL TAXES (BOS)	46	46	46	31	46	214	734	(520)	29%
18	PAYROLL SERVICES FEES	50	50	50	50	50	250	600	(350)	42%
19	DISTRICT MANAGEMENT	1,667	1,667	1,667	1,667	1,667	8,333	20,000	(11,667)	42%
20	ADMINISTRATIVE	917	917	917	917	917	4,583	11,000	(6,417)	42%
21	ACCOUNTING	917	917	917	917	917	4,583	11,000	(6,417)	42%
22	ASSESSMENT ROLL PREPARATION	417	417	417	417	417	2,083	5,000	(2,917)	42%
23	DISSEMINATION AGENT	3,000	-	-	-	-	3,000	3,000	-	100%
24	DISTRICT COUNSEL	2,746	2,225	2,359	2,925		10,255	35,000	(24,745)	29%
25	DISTRICT ENGINEER	765	638	85	383		1,870	14,000	(12,130)	13%
26	ARBITRAGE REBATE CALCULATION	-	650	-	-	2,263	2,913	1,500	1,413	194%
27	TRUSTEE FEES	4,041	-	4,041	-	-	8,081	15,701	(7,620)	51%
28	BANK FEES	-	-	-	27		27	150	(123)	18%
29	AUDITING	-	-	-	-	-	-	6,000	(6,000)	0%
30	REGULATORY PERMITS AND FEES	175	-	-	-	-	175	175	-	100%
31	TAX COLLECTOR/PROPERTY TAXES	157	-	-	219		376	250	126	150%
32	LEGAL ADVERTISING	142	77	63	70	173	525	1,500	(975)	35%
33	WEBSITE HOSTING	1,579	42	-	-	135	1,756	1,600	156	110%
34	**TOTAL ADMINISTRATIVE**	**17,217**	**8,243**	**11,160**	**8,020**	**7,183**	**51,825**	**137,610**	**(85,786)**	**38%**
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 February 29, 2024

		FY 2024 Month of October	FY 2024 Month of November	FY 2024 Month of December	FY 2024 Month of January	FY 2024 Month of February	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	3,662	3,022	16,659	60,000	(43,341)	28%
40	UTILITIES - STREETLIGHTS	174	8,286	8,309	1,752	14,526	33,046	115,000	(81,954)	29%
41	UTILITIES - WATER/SEWER	1,452	1,368	1,696	1,990	737	7,242	11,000	(3,758)	66%
42	UTILITIES - SOLID WASTE ASSESSMENT	-	815	-	-	-	815	1,500	(685)	54%
43	UTILITIES - SOLID WASTE REMOVAL	103	103	102	102	102	510	2,500	(1,990)	20%
44	**TOTAL UTILITIES**	**1,729**	**15,199**	**15,453**	**7,506**	**18,386**	**58,273**	**190,000**	**(131,727)**	**31%**
45	**SECURITY**									
46	SECURITY REPAIRS & MAINTENANCE	125	-	694	44		863	7,500	(6,637)	12%
47	**TOTAL SECURITY**	**125**	**-**	**694**	**44**	**-**	**863**	**7,500**	**(6,637)**	**12%**
48	**COMMUNITY MAINTENANCE**									
49	FIELD SERVICES	421	421	338	421	421	2,021	5,051	(3,029)	40%
50	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	7,789	337	226	1,000		9,352	4,000	5,352	234%
51	AQUATIC MAINTENANCE	2,460	2,460	2,460	2,460		9,840	29,520	(19,680)	33%
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	13,675	13,675	68,375	172,305	(103,930)	40%
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	114	226		4,661	12,000	(7,339)	39%
64	DECORATIVE LIGHT MAINTENANCE	4,500	4,500	-	-	-	9,000	9,050	(50)	99%
65	PRESSURE WASHING	-	-	-	500		500	35,000	(34,500)	1%
66	VOLUNTEER SUPPLIES	-	-	-	-	-	-	2,000	(2,000)	0%
67	FIELD CONTINGENCY	150	-	(1,833)	28		(1,655)	40,000	(41,655)	-4%
68	**TOTAL PHYSICAL ENVIRONMENT**	**33,213**	**38,178**	**14,979**	**18,309**	**14,096**	**118,775**	**515,876**	**(397,100)**	**23%**

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to February 29, 2024

		FY 2024 Month of October	FY 2024 Month of November	FY 2024 Month of December	FY 2024 Month of January	FY 2024 Month of February	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	22	4,700	4,768	5,000	(232)	95%
73	**TOTAL ROAD & STREET FACILITIES**		**-**	**46**	**22**	**4,700**	**4,768**	**7,000**	**(2,232)**	**68%**
74	**AMENITY MAINTENANCE**									
75	CLUBHOUSE MANAGEMENT	9,623	8,591	8,857	10,347	6,355	43,773	129,857	(86,083)	34%
76	POOL MAINTENANCE - CONTRACT	2,315	2,315	950	950		6,530	28,608	(22,078)	23%
77	DOG WASTE STATION SUPPLIES	134	-	-	-	-	134	5,460	(5,326)	2%
78	AMENITY MAINTENANCE & REPAIR	198	494	1,130	629		2,451	21,000	(18,549)	12%
79	OFFICE SUPPLIES	57	109	-	-	-	166	1,200	(1,034)	14%
80	FURNITURE REPAIR/REPLACEMENT	-	-	-	-	-	-	1,750	(1,750)	0%
81	POOL REPAIRS	257	-	694	8,280		9,231	2,000	7,231	462%
82	POOL PERMITS	-	-	-	-	-	-	1,000	(1,000)	0%
83	COMMUNICATIONS (TEL, FAX, INTERNET)	322	322	322	322	322	1,610	5,000	(3,390)	32%
84	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	-	-	-	58		58	2,000	(1,942)	3%
85	COMPUTER SUPPORT MAINTENANCE & REPAIR	-	-	-	-	-	-	1,000	(1,000)	0%
86	PARK & PLAYGROUND MAINTENANCE & REPAIRS	195	47	200	101		542	6,600	(6,058)	8%
87	PEST CONTROL	-	300	-	-	-	300	2,460	(2,160)	12%
88	CLUBHOUSE JANITORIAL SUPPLIES	-	-	48	240		288	3,000	(2,712)	10%
89	**TOTAL PARKS AND RECREATION**	**13,102**	**12,178**	**12,201**	**20,927**	**6,677**	**65,085**	**210,935**	**(145,850)**	**31%**
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**	**98,527**	**73,798**	**52,900**	**54,829**	**51,042**	**331,096**	**1,212,116**	**(881,020)**	**27%**
94	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**(97,547)**	**76,974**	**948,618**	**(41,124)**	**(34,231)**	**852,691**	**25,790**	**826,902**	
95	**OTHER FINANCING SOURCES & USES**									
96	COUNTY COLLECTION COSTS	-	-	-	-	-	-	(25,790)	25,790	
97	TRANSFERS IN	-	-	-	-	-	-	-	-	
98	TRANSFERS OUT	-	-	-	(1,300,000)	(1,300,000)	-	-	-	
99	**TOTAL OTHER FINANCING RESOURCES & USES**	**-**	**-**	**-**	**(1,300,000)**	**(1,300,000)**	**-**	**(25,790)**	**25,790**	
100	FUND BALANCE - BEGINNING - UNAUDITED						465,450	472,887	(7,438)	
	NET CHANGE IN FUND BALANCE	(97,547)	76,974	948,618			852,691	-	852,691	
	FUND BALANCE - ENDING - PROJECTED			**$ -**			**$ 1,318,141**	**$ 472,887**	**845,254**	

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 February 29, 2024

		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	$ 291,763	
3	EARLY PAYMENT DISCOUNT	(12,766)	-	$ 306,383
4	INTEREST & MISCELLANEOUS	-	30,343	30,343
5	**TOTAL REVENUE**	**306,383**	**322,106**	**15,723**
6	**EXPENDITURES**			
7	CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-
8	CONTINGENCY	-	-	-
9	**TOTAL EXPENDITURES**	**-**	**-**	**-**
10	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**306,383**	**322,106**	**15,723**
11	**OTHER FINANCING SOURCES & USES**			
12	COUNTY COLLECTION COSTS	(6,383)	-	
13	TRANSFERS IN	-	1,300,000	
14	TRANSFERS OUT	-	-	
15	**TOTAL OTHER FINANCING SOURCES & USES**	**(6,383)**	**1,300,000**	**1,306,383**
16	FUND BALANCE - BEGINNING	1,078,957	1,253,105	174,148
17	NET CHANGE IN FUND BALANCE	300,000	1,622,106	1,322,106
18	**FUND BALANCE - ENDING**	**$ 1,378,957**	**$ 2,875,210**	**$ 1,496,253**
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	1,827,254	
24	**FUND BALANCE - ENDING**	**$ 1,378,957**	**$ 2,875,210**	

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 February 29, 2024

		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	$ 309,998	$ (8,752)
3	INTEREST REVENUE	-	9,594	9,594
4	MISC REVENUE	-	-	-
5	**TOTAL REVENUE**	**318,750**	**319,592**	**842**
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**	**206,811**	**201,692**
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	206,811	201,692
22	**FUND BALANCE - ENDING**	**$ 511,199**	**$ 727,812**	**$ 216,613**

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 February 29, 2024

		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	$ 229,459	$ (6,478)
3	INTEREST REVENUE	-	4,149	4,149
4	**TOTAL REVENUE**	**235,938**	**233,608**	**(2,329)**
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**	**147,289**	**147,039**
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	147,289	147,039
20	**FUND BALANCE - ENDING**	**$ 230,878**	**$ 380,226**	**$ 149,348**

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 February 29, 2024

		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	$ 186,613	$ (5,269)
3	INTEREST REVENUE	-	3,328	3,328
4	**TOTAL REVENUE**	**191,881**	**189,940**	**(1,941)**
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**	**128,140**	**123,559**
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	128,140	123,559
21	**FUND BALANCE - ENDING**	**$ 194,111**	**$ 310,512**	**$ 116,401**

Long Lake Ranch CDD
Check Register - FY2024

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

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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
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: Wetland ...		2,610.00	642,107.61
11/16/2023	100258	Blue Water Aquatics, Inc.	Invoice: 30835 (Reference: Fountain Motor Replacement.) Invoice: 30836 (Reference: Quarterly ...		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 Ma...		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	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

Long Lake Ranch CDD
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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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: Arbor Car...		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: Clubho...		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
12/15/2023	1215ACH1	Engage PEO	BOS Mtg 12/7/23		141.80	2,548,503.36
12/15/2023	1215ACH2	George Smith, Jr	BOS Mtg 12/7/23		184.70	2,548,318.66
12/15/2023	1215ACH3	Heidi Clawson	BOS Mtg 12/7/23		184.70	2,548,133.96
12/15/2023	37	William Pellan	BOS Mtg 12/7/23		184.70	2,547,949.26
12/18/2023			Deposit	4,598.00		2,552,547.26
12/18/2023	EFT121823	Duke Energy			13,655.15	2,538,892.11
12/19/2023	1511	Fencing Life LLC	Stone Fence Panels - Deposit		550.00	2,538,342.11
12/19/2023	100273	Johnson Engineering, Inc.	Invoice: 45 (Reference: District Engineering Services.)		85.00	2,538,257.11
12/21/2023	1ACH122123	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 10/19 -11/17/23		188.23	2,538,068.88
12/21/2023	2ACH122123	Pasco County Utilities Services Branch	0 Community Center 10/19-11/19/23		1,435.26	2,536,633.62
12/21/2023	100274	RedTree Landscape Systems	Invoice: 15781 (Reference: Irrigation repairs 11/1/23.) Invoice: 15808 (Reference: Installati...		8,285.25	2,528,348.37
12/21/2023	100275	Vesta District Services	Invoice: 415868 (Reference: Monthly Mgmt. Fee.) Invoice: 415808 (Reference: Billable Expenses...		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**
01/02/2024	100276	Business Observer	Invoice: 23-02079P (Reference: Legal Advertising.)		63.44	2,544,683.72
01/02/2024	100277	Kutak Rock LLP	Invoice: 3327878 (Reference: Legal Fees re: Monthly Meetings - Nov 2023.) Invoice: 3326117 (Reference: General Legal Matters - Nov 2023)		2,940.00	2,541,743.72
01/02/2024	102		Check #100197 Lakeside Heating, Cooling, & Plumbing refunded	1,094.00		2,542,837.72
01/04/2024			Deposit	21,598.91		2,564,436.63
01/04/2024			Deposit	2,177.98		2,566,614.61
01/05/2024	1513	US Bank Tax distribution	Tax Collection Distribution 2014A		303,570.69	2,263,043.92
01/05/2024	1514	US Bank Tax distribution	Tax Collection Distribution 2015		224,702.00	2,038,341.92
01/05/2024	1515	US Bank Tax distribution	Tax Collection Distribution 2016		182,745.24	1,855,596.68
01/08/2024	1ACH010824	Frontier	Phone and Internet - 12/15-1/14/24		110.99	1,855,485.69
01/08/2024	2ACH010824	Frontier	Phone and Internet -12/15 - 1/14/24		210.94	1,855,274.75
01/08/2024	ACH010824	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 11/06/23-12/06/23		72.88	1,855,201.87
01/08/2024	100		Moving funds from OP to MM		1,300,000.00	555,201.87
01/08/2024	ACH010824	Coastal Waste & Recycling, Inc.	Monthly Trash PU - Jan 2024		101.57	555,100.30

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
01/08/2024			Deposit	2,384.00		557,484.30
01/10/2024			Deposit	145.00		557,629.30
01/10/2024	103	GreenAcre Properties, Inc.		649.50		558,278.80
01/12/2024	100278	DCSI, Inc " Security & Sound"	Invoice: 31546 (Reference: Security Repairs & Maint.) Invoice: 31541 (Reference: Security Repairs & Maint.)		694.00	557,584.80
01/12/2024	100279	GHS LLC	Invoice: 2023-622 (Reference: Monthly Aquatic Maintenance - Dec 2023.)		2,460.00	555,124.80
01/12/2024	100280	RedTree Landscape Systems	Invoice: 15960 (Reference: Monthly Maintenance - Jan 2024.)		13,675.00	541,449.80
01/12/2024	100281	Vesta Property Services, Inc.	Invoice: 416268 (Reference: Monthly Clubhouse Fees - Dec 2023.) Invoice: 416368 (Reference: Foxtail pool monthly maint - Dec 2023.)		3,452.45	537,997.35
01/12/2024	100282	Vesta Property Services	Invoice: WC0541 (Reference: Foxtail pool repair.)		385.00	537,612.35
01/12/2024	100283	Vesta District Services	Invoice: 416286 (Reference: Monthly Mgmt. Fee - Jan 2024.)		4,337.58	533,274.77
01/12/2024	100284	Blue Water Aquatics, Inc.	Invoice: 31109 (Reference: North fountain repair.)		226.00	533,048.77
01/12/2024	0112ACH1	Engage PEO	BOS Mtg 1/4/24		111.20	532,937.57
01/12/2024	0112ACH2	George Smith, Jr	BOS Mtg 1/4/24		184.70	532,752.87
01/12/2024	0112ACH3	Heidi Clawson	BOS Mtg 1/4/24		184.70	532,568.17
01/17/2024	EFT011724	Florida Department of Revenue	Sales Tax 4Q 2023		218.92	532,349.25
01/17/2024	1517	Pasco County BOCC	Inspection # 13339, Property # 8003672		100.00	532,249.25
01/17/2024	1518	Pasco County BOCC	Inspection # 13341, Property # 8003679		100.00	532,149.25
01/22/2024	1ACH012224	Pasco County Utilities Services Branch	0 Community Center 11/17-12/19/23		1,746.41	530,402.84
01/22/2024	2ACH012224	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 11/17 -12/19/23		170.67	530,232.17
01/22/2024	ACH012224	BANK UNITED VISA CC	Assorted receipts		1,078.22	529,153.95
01/23/2024	100285	Business Observer	Invoice: 24-00092P (Reference: Legal Advertising.)		70.00	529,083.95
01/23/2024	100286	Johnson Engineering, Inc.	Invoice: 46 (Reference: General Engineering Services - Project 20192175-000.)		382.50	528,701.45
01/23/2024	100287	RedTree Landscape Systems	Invoice: 16042 (Reference: Irrigation Repairs 12.12.23.) Invoice: 16015 (Reference: Irrigation Repairs 12.01.23.)		113.50	528,587.95
01/23/2024	100288	Vesta Property Services, Inc.	Invoice: WC0594 (Reference: Storm cleanup surcharge (Large pool).)		35.00	528,552.95
01/23/2024	100289	Vesta Property Services	Invoice: WC0595 (Reference: Storm cleanup surcharge (Foxtail pool).)		35.00	528,517.95
01/31/2024	100290	RedTree Landscape Systems	Invoice: 16156 (Reference: Irrigation Repairs 01.02.24.)		99.75	528,418.20
01/31/2024	100291	The Pool Doctor of Central Florida	Invoice: 154951 (Reference: Rebuild Vac Pump.)		325.99	528,092.21
01/31/2024		**EOM Balance**		**28,049.39**	**2,044,704.34**	**528,092.21**
02/01/2024	100292	American Power Washing	Invoice: 525 (Reference: Cleaning of the 3 playground sets.)		500.00	527,592.21
02/02/2024	100293	RedTree Landscape Systems	Invoice: 16318 (Reference: Monthly Ground Maintenance - Feb 2024.)		13,675.00	513,917.21
02/02/2024	100294	Vesta Property Services, Inc.	Invoice: 417039 (Reference: Amenity Mgmt Svcs - Jan 2024.)		6,354.73	507,562.48
02/02/2024	100295	Vesta Property Services	Invoice: WC0594 (Reference: Storm cleanup surcharge (Large pool).)		35.00	507,527.48
02/05/2024	100296	GHS LLC	Invoice: 2024-118 (Reference: Aquatic Maintenance - Jan 2024.)		2,460.00	505,067.48
02/05/2024	100297	Kutak Rock LLP	Invoice: 3342206 (Reference: General Legal Matters - Dec 2023.) Invoice: 3342209 (Reference:		2,925.00	502,142.48
02/05/2024	100298	Vesta Property Services, Inc.	Invoice: 417040 (Reference: Amenity Management Services Feb'24.)		6,354.73	495,787.75
02/05/2024	100299	Vesta District Services	Invoice: 416864 (Reference: Monthly Mgmt. Fee - Feb 2024.)		4,337.58	491,450.17
02/05/2024	100300	Blue Water Aquatics, Inc.	Invoice: 31267 (Reference: Fountain Repair 01.08.24.)		1,000.00	490,450.17
02/06/2024	EFT020624	Duke Energy	Summary Bill 12/02/23-01/02/24		5,414.06	485,036.11
02/06/2024	ACH020624	Coastal Waste & Recycling, Inc.	Monthly Trash PU - Feb 2024		101.57	484,934.54
02/08/2024	01ACH020824	Frontier	Phone and Internet -1/15 - 2/14/24		210.98	484,723.56
02/08/2024	02ACH020824	Frontier	Phone and Internet - 01.15.24-02.14.24		110.99	484,612.57
02/09/2024			Deposit	29,835.84		514,448.41
02/12/2024	ACH021224	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 12/06/23-1/05/24		72.88	514,375.53
02/16/2024	0216ACH1	Engage PEO	BOS Mtg 2/1/24		141.80	514,233.73
02/16/2024	0216ACH2	George Smith, Jr	BOS Mtg 2/1/24		184.70	514,049.03
02/16/2024	0216ACH3	Heidi Clawson	BOS Mtg 2/1/24		184.70	513,864.33

Long Lake Ranch CDD
Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
02/16/2024	38	William Pellan	BOS Mtg 2/1/24		184.70	513,679.63
02/16/2024	1519	US Bank	Admin + Incidental Fees 2016 (12.01.23 - 11.30.24)		4,040.63	509,639.00
02/20/2024	1ACH022024	Pasco County Utilities Services Branch	0 Community Center 12/19-1/17/23		501.81	509,137.19
02/20/2024	2ACH022024	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 12/19 -1/17/24		161.89	508,975.30
02/20/2024	38791	Mattamy		3,200.00		512,175.30
02/20/2024	38656	Mattamy		800.00		512,975.30
02/22/2024	ACH022224	BANK UNITED VISA CC			1,376.23	511,599.07
02/22/2024	1520	LLS Tax Solutions Inc.	Arbitrage Services		650.00	510,949.07
02/28/2024	100301	Business Observer	Invoice: 24-00212P (Reference: Legal Advertising - RFP.) Invoice: 23-00609P (Reference: Lega		238.44	510,710.63
02/28/2024	100302	Kutak Rock LLP	Invoice: 3354293 (Reference: Legal Svcs - Jan 2024 (General Counsel).) Invoice: 3354294 (Refe		2,263.00	508,447.63
02/28/2024	100303	RedTree Landscape Systems	Invoice: 16375 (Reference: Irrigation repairs - 1/9/24.) Invoice: 16376 (Reference: Irrigatio...		125.80	508,321.83
02/28/2024	100304	Romaner Graphics	Invoice: 22085 (Reference: Signage.)		4,700.00	503,621.83
02/28/2024	100305	Vesta Property Services, Inc.	Invoice: 417132 (Reference: January?24 Fees - Personnel.) Invoice: 417326 (Reference: Monthly		4,942.35	498,679.48
02/28/2024	100306	PC Consultants	Invoice: 108336 (Reference: Domain Name Renewal.)		135.00	498,544.48
02/28/2024	100307	Vesta District Services	Invoice: 417254 (Reference: Billable Expenses - Dec 2023.)		26.80	498,517.68
02/28/2024	100308	The Pool Doctor of Central Florida	Invoice: 154855 (Reference: Replace (7) LED Light Fixtures.)		7,700.00	490,817.68
02/29/2024		**EOM Balance**		**33,835.84**	**71,110.37**	**490,817.68**

Return to Agenda

EXHIBIT 5

Long Lake Ranch CDD
Check Detail
February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	**0216ACH1**	**02/16/2024**	**Engage PEO**		**1101000 · Cash- Op...**		**-141.80**
Bill	107827	02/16/2024			1510000 · Board of ...	-45.90	45.90
					1510010 · Payroll Fl...	-45.90	45.90
					1510020 · Payroll S...	-50.00	50.00
TOTAL						-141.80	141.80
Bill Pmt -Check	**0216ACH2**	**02/16/2024**	**George Smith, Jr**		**1101000 · Cash- Op...**		**-184.70**
Bill	20242	02/16/2024			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	**0216ACH3**	**02/16/2024**	**Heidi Clawson**		**1101000 · Cash- Op...**		**-184.70**
Bill	20242	02/16/2024			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	**38**	**02/16/2024**	**William Pellan**		**1101000 · Cash- Op...**		**-184.70**
Bill	20242	02/16/2024			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	**1519**	**02/16/2024**	**US Bank**		**1101000 · Cash- Op...**		**-4,040.63**
Bill	7167188	12/22/2023			1530020 · Trustee F...	-4,040.63	4,040.63
TOTAL						-4,040.63	4,040.63
Bill Pmt -Check	**1520**	**02/22/2024**	**LLS Tax Solutions ...**		**1101000 · Cash- Op...**		**-650.00**
Bill	003197	11/09/2023			1530010 · Arbitrage ...	-650.00	650.00
TOTAL						-650.00	650.00
Bill Pmt -Check	**ACH020624**	**02/06/2024**	**Coastal Waste & R...**		**1101000 · Cash- Op...**		**-101.57**
Bill	SW0000512442	02/01/2024			1540030 · Solid Wa...	-101.57	101.57
TOTAL						-101.57	101.57

payroll

Long Lake Ranch CDD
Check Detail
February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	**EFT020624**	**02/06/2024**	**Duke Energy**		**1101000 · Cash- Op...**		**-5,414.06**
Bill	9300 0001 2497 DEC23	01/11/2024			1540000 · Utilities - ...	-3,541.05	3,662.36
					1540010 · Utilities - ...	-1,873.01	1,937.18
TOTAL						-5,414.06	5,599.54
Bill Pmt -Check	**01ACH020824**	**02/08/2024**	**Frontier**		**1101000 · Cash- Op...**		**-210.98**
Bill	8134064423 Jan'24	01/15/2024			1580080 · Communi...	-210.98	210.98
TOTAL						-210.98	210.98
Bill Pmt -Check	**02ACH020824**	**02/08/2024**	**Frontier**		**1101000 · Cash- Op...**		**-110.99**
Bill	8139496028 Jan'24	01/15/2024			1580080 · Communi...	-110.99	110.99
TOTAL						-110.99	110.99
Bill Pmt -Check	**ACH021224**	**02/12/2024**	**Pasco County Utilit...**		**1101000 · Cash- Op...**		**-72.88**
Bill	19761594	01/25/2024			1540020 · Utilities - ...	-72.88	72.88
TOTAL						-72.88	72.88
Bill Pmt -Check	**1ACH022024**	**02/20/2024**	**Pasco County Utilit...**		**1101000 · Cash- Op...**		**-501.81**
Bill	19824184	02/02/2024			1540020 · Utilities - ...	-501.81	501.81
TOTAL						-501.81	501.81
Bill Pmt -Check	**2ACH022024**	**02/20/2024**	**Pasco County Utilit...**		**1101000 · Cash- Op...**		**-161.89**
Bill	19824195	02/02/2024			1540020 · Utilities - ...	-161.89	161.89
TOTAL						-161.89	161.89

Long Lake Ranch CDD
Check Detail
February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	**ACH022224**	**02/22/2024**	**BANK UNITED VIS...**		**1101000 · Cash- Op...**		**-1,376.23**
Bill	Jan 2024 - 01.24.24	01/24/2024			1580060 · Pool Rep...	-13.59	13.59
					1580010 · Clubhous...	-13.94	13.94
					1580010 · Clubhous...	-599.92	599.92
					1570020 · Signage ...	-22.06	22.06
					1580010 · Clubhous...	-15.26	15.26
					1550010 · Security ...	-43.96	43.96
					1560180 · Field Con...	-9.99	9.99
					1560180 · Field Con...	-17.99	17.99
					1580060 · Pool Rep...	-172.95	172.95
					1580060 · Pool Rep...	-31.27	31.27
					1580060 · Pool Rep...	-36.60	36.60
					1580090 · Facility H...	-46.67	46.67
					1580105 · Park & Pl...	-100.77	100.77
					1580150 · Clubhous...	-239.82	239.82
					1580090 · Facility H...	-11.44	11.44
TOTAL						-1,376.23	1,376.23
Bill Pmt -Check	**100292**	**02/01/2024**	**American Power W...**		**1101000 · Cash- Op...**		**-500.00**
Bill	525	01/30/2024			1560170 · Pressure ...	-500.00	500.00
TOTAL						-500.00	500.00
Bill Pmt -Check	**100293**	**02/02/2024**	**RedTree Landscap...**		**1101000 · Cash- Op...**		**-13,675.00**
Bill	16318	02/01/2024			1560100 · Landscap...	-13,675.00	13,675.00
TOTAL						-13,675.00	13,675.00
Bill Pmt -Check	**100294**	**02/02/2024**	**Vesta Property Ser...**		**1101000 · Cash- Op...**		**-6,354.73**
Bill	417039	01/01/2024			1580000 · Clubhous...	-6,354.73	6,354.73
TOTAL						-6,354.73	6,354.73
Bill Pmt -Check	**100295**	**02/02/2024**	**Vesta Property Ser...**		**1101000 · Cash- Op...**		**-35.00**
Bill	WC0594	12/30/2023			1580060 · Pool Rep...	-35.00	35.00
TOTAL						-35.00	35.00

Long Lake Ranch CDD
Check Detail
February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	**100296**	**02/05/2024**	**GHS LLC**		**1101000 · Cash- Op...**		**-2,460.00**
Bill	2024-118	01/30/2024			1560020 · Aquatic M...	-2,460.00	2,460.00
TOTAL						-2,460.00	2,460.00
Bill Pmt -Check	**100297**	**02/05/2024**	**Kutak Rock LLP**		**1101000 · Cash- Op...**		**-2,925.00**
Bill	3342206	01/30/2024			1510080 · District Le...	-865.00	865.00
Bill	3342209	01/30/2024			1510080 · District Le...	-2,060.00	2,060.00
TOTAL						-2,925.00	2,925.00
Bill Pmt -Check	**100298**	**02/05/2024**	**Vesta Property Ser...**		**1101000 · Cash- Op...**		**-6,354.73**
Bill	417040	02/01/2024			1580000 · Clubhous...	-6,354.73	6,354.73
TOTAL						-6,354.73	6,354.73
Bill Pmt -Check	**100299**	**02/05/2024**	**Vesta District Servi...**		**1101000 · Cash- Op...**		**-4,337.58**
Bill	416864	02/01/2024			1510030 · District M...	-1,666.67	1,666.67
					1510050 · Accountin...	-916.66	916.66
					1510040 · Administr...	-916.66	916.66
					1510060 · Assessm...	-416.67	416.67
					1560000 · Field Ser...	-420.92	420.92
TOTAL						-4,337.58	4,337.58
Bill Pmt -Check	**100300**	**02/05/2024**	**Blue Water Aquatic...**		**1101000 · Cash- Op...**		**-1,000.00**
Bill	31267	01/30/2024			1560010 · Fountain ...	-250.00	250.00
					1560010 · Fountain ...	-750.00	750.00
TOTAL						-1,000.00	1,000.00
Bill Pmt -Check	**100301**	**02/28/2024**	**Business Observer**		**1101000 · Cash- Op...**		**-238.44**
Bill	23-00609P	10/01/2023			1510140 · Legal Adv...	-65.63	65.63
Bill	24-00212P	02/09/2024			1510140 · Legal Adv...	-102.81	102.81
Bill	24-00273P	02/23/2024			1510140 · Legal Adv...	-70.00	70.00
TOTAL						-238.44	238.44

Long Lake Ranch CDD
Check Detail
February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	**100302**	**02/28/2024**	**Kutak Rock LLP**		**1101000 · Cash- Op...**		**-2,263.00**
Bill	3354293	02/22/2024			1514011 · DS- Legal...	-143.00	143.00
Bill	3354294	02/22/2024			1514011 · DS- Legal...	-2,120.00	2,120.00
TOTAL						-2,263.00	2,263.00
Bill Pmt -Check	**100303**	**02/28/2024**	**RedTree Landscap...**		**1101000 · Cash- Op...**		**-125.80**
Bill	16376	01/31/2024			1560150 · Irrigation ...	-90.80	90.80
Bill	16375	01/31/2024			1560150 · Irrigation ...	-35.00	35.00
TOTAL						-125.80	125.80
Bill Pmt -Check	**100304**	**02/28/2024**	**Romaner Graphics**		**1101000 · Cash- Op...**		**-4,700.00**
Bill	22085	02/14/2024			1570020 · Signage ...	-4,700.00	4,700.00
TOTAL						-4,700.00	4,700.00
Bill Pmt -Check	**100305**	**02/28/2024**	**Vesta Property Ser...**		**1101000 · Cash- Op...**		**-4,942.35**
Bill	417132	01/30/2024			1580000 · Clubhous...	-3,992.35	3,992.35
Bill	417326	01/31/2024			1580005 · Pool Main...	-950.00	950.00
TOTAL						-4,942.35	4,942.35
Bill Pmt -Check	**100306**	**02/28/2024**	**PC Consultants**		**1101000 · Cash- Op...**		**-135.00**
Bill	108336	02/14/2024			1510150 · Website ...	-135.00	135.00
TOTAL						-135.00	135.00
Bill Pmt -Check	**100307**	**02/28/2024**	**Vesta District Servi...**		**1101000 · Cash- Op...**		**-26.80**
Bill	417254	01/31/2024			1510100 · Bank Fees	-26.80	26.80
TOTAL						-26.80	26.80

Long Lake Ranch CDD
Check Detail
February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	**100308**	**02/28/2024**	**The Pool Doctor of ...**		**1101000 · Cash- Op...**		**-7,700.00**
Bill	154855	01/05/2024			1580060 · Pool Rep...	-7,700.00	7,700.00
TOTAL						-7,700.00	7,700.00

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

"Copy of Previously Printed Invoice"

Invoice Number:	7167188
Account Number:	250387000
Invoice Date:	12/22/2023
Direct Inquiries To:	Audette, James J
Phone:	(407)-835-3820

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

LONG LAKE RANCH CDD 2016

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.

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

LONG LAKE RANCH CDD 2016

Invoice Number:	7167188
Account Number:	250387000
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 # 250387000
Invoice # 7167188
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

"Copy of Previously Printed Invoice"

Invoice Number:	7167188
Invoice Date:	12/22/2023
Account Number:	250387000
Direct Inquiries To:	Audette, James J
Phone:	(407)-835-3820

LONG LAKE RANCH CDD 2016

Accounts Included In This Relationship: 250387000 250387001 250387002 250387003 250387004

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	$3,750.00
Subtotal Administration Fees - In Advance 12/01/2023 - 11/30/2024				**$3,750.00**
Incidental Expenses 12/01/2023 to 11/30/2024	3,750.00	0.0775		$290.63
Subtotal Incidental Expenses				**$290.63**
TOTAL AMOUNT DUE				**$4,040.63**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

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

LLS Tax Solutions Inc.
Tax - Exempt Bond Services

INVOICE

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

INVOICE # 003197
DATE 11/09/2023
DUE DATE 12/09/2023
TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the $3,190,000 Long Lake Ranch Community Development District (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1 and $1,945,000 Long Lake Ranch Community Development District (Pasco County, Florida) Capital Improvement Revenue Bonds, Series A- 2 – Rebate Amount Calculation for the period ended October 8, 2023.	650.00

BALANCE DUE **$650.00**

Thank You For Your Business

INVOICE

COASTAL WASTE & RECYCLING - SW
1840 NW 33RD ST

POMPANO BEACH, FL 33064
(407) 905-9200

INVOICE NO.	0000512442
PAGE	1
DATE	Feb-01-24
CUSTOMER NO.	16948
SITE NO.	0
REFERENCE	

LONG LAKE RANCH CDD
C/O DPFG MGMT & CONSULTING
250 INTERNATIONAL PKWY #208
LAKE MARY, FL 32746

AMOUNT DUE	$203.14
AMOUNT PAID	

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL				
	Serv #001 FEL MSW 1 - 6YD				
01 - Feb	MONTHLY - WASTE COLLECTION Feb 01/24 - Feb 29/24		$94.400	1.00	$94.40
01 - Feb	ADMIN FEE - MONTHLY Feb 01/24 - Feb 29/24		$3.950	1.00	$3.95
01 - Feb	FUEL SURCHARGE				$3.22
				SITE TOTAL	$101.57

Current	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS
$101.57	$101.57	$0.00	$0.00

TOTAL INVOICE	$101.57
DON'T PAY THIS AMOUNT	$203.14

Your account is set up on automatic payments. Please do not pay this invoice.

INVOICE NO.	0000512442
PAGE	1
DATE	Feb-01-24
CUSTOMER NO.	16948
SITE NO.	0
REFERENCE	

DUKE ENERGY. duke-energy.com 877.372.8477

Your Summary Bill

LONG LAKE RANCH COMM DEV DIS

Bill date Jan 11, 2024
For service Dec 2 - Jan 2
32 days

Collective account number **9300 0001 2497**

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

Billing summary

Previous Amount Due	$13,469.67
Payment Received Dec 19	-13,655.15
Current Electric Charges	3,560.52
Current Lighting Charges	1,937.18
Taxes	101.84
Total Amount Due Feb 01	**$5,414.06**

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.79
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	408.25
910089634607	2091 SERENOA DR LUTZ FL 33558	30.79
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.79
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.79

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

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

DUKE ENERGY.

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

Collective account number
9300 0001 2497

Amount due

$5,414.06
by Feb 1

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

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

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

8893000001249700066000000000000005599540000541406 3

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	258.90
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,602.50
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	0.00
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.79
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	318.02
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	261.96
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	274.17
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	0.00
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	44.24
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	343.95
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.79
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	608.12
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	129.27
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	607.34

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	342.55
	Total Charges	**$5,599.54**

Billing details

Account Information	Billing Details				Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4513470 Bill Period: Dec 02 - Jan 02 Present Read: 2163 Previous Read: 2108 Billed Usage: 55 Billed kWh 55.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	16.02 5.17 2.89 0.12 5.80	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
			Total		**$30.79**
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 1049037 Bill Period: Dec 02 - Jan 02 Present Read: 60691 Previous Read: 58125 Billed Usage: 2566 Billed kWh 2566.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	16.02 241.70 134.64 5.39	$397.75
			Regulatory Assessment Fee Gross Receipts Tax	0.29 10.21	$10.50
			Total		**$408.25**
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 8246384 Bill Period: Dec 02 - Jan 02 Present Read: 1418 Previous Read: 1372 Billed Usage: 46 Billed kWh 46.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	16.02 4.33 2.41 0.10 7.14	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
			Total		**$30.79**
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 3410166 Bill Period: Dec 02 - Jan 02 Present Read: 1206 Previous Read: 1179 Billed Usage: 27 Billed kWh 27.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	16.02 2.54 1.42 0.06 9.96	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
			Total		**$30.79**
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4463323 Bill Period: Dec 02 - Jan 02		Customer Charge Energy Charge Fuel Charge	16.02 4.98 2.78	$30.00

Billing details - continued

Account Information	Billing Details				Amounts
	Present Read:	564	Asset Securitization Charge	0.11	
	Previous Read:	511	Minimum Bill Adjustment	6.11	
	Billed Usage:	53			
	Billed kWh	53.000			
			Regulatory Assessment Fee	0.02	$0.79
			Gross Receipts Tax	0.77	
			Total		**$30.79**
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	
	Meter Number:	915209	Energy Charge	5.66	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	3.15	$30.00
			Asset Securitization Charge	0.13	
	Present Read:	1649	Minimum Bill Adjustment	5.04	
	Previous Read:	1589			
	Billed Usage:	60			
	Billed kWh	60.000			
			Regulatory Assessment Fee	0.02	$0.79
			Gross Receipts Tax	0.77	
			Total		**$30.79**
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	
	Meter Number:	4465473	Energy Charge	149.57	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	83.32	$252.24
			Asset Securitization Charge	3.33	
	Present Read:	72844			
	Previous Read:	71256			
	Billed Usage:	1588			
	Billed kWh	1588.000			
			Regulatory Assessment Fee	0.19	$6.66
			Gross Receipts Tax	6.47	
			Total		**$258.90**
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.70	
	Bill Period:	Dec 02 - Jan 02	Energy Charge	92.51	
			Fuel Charge	109.46	
	54W MITCH LED PT CLR	38	Asset Securitization Charge	1.37	
	SV FLAGLER ACR 9500L	2,205	54W MITCH LED PT CLR	36.48	$1,596.06
			SV FLAGLER ACR 9500L	698.85	
			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	1.18	$6.44
			Gross Receipts Tax	5.26	
			Total		**$1,602.50**
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	This account did not bill with this Collective invoice				

Billing details - continued

Account Information	Billing Details				Amounts
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 8246383 Dec 02 - Jan 02 936 891 45 45.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	16.02 4.24 2.36 0.09 7.29	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.02 0.77	$0.79
			Total		**$30.79**
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 1049785 Dec 02 - Jan 02 75559 73584 1975 1975.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	16.02 186.04 103.63 4.15	$309.84
			Regulatory Assessment Fee Gross Receipts Tax	0.23 7.95	$8.18
			Total		**$318.02**
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 4451364 Dec 02 - Jan 02 81311 79703 1608 1608.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	16.02 151.45 84.37 3.38	$255.22
			Regulatory Assessment Fee Gross Receipts Tax	0.19 6.55	$6.74
			Total		**$261.96**
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 2778290 Dec 02 - Jan 02 81004 79316 1688 1688.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	16.02 158.99 88.57 3.54	$267.12
			Regulatory Assessment Fee Gross Receipts Tax	0.20 6.85	$7.05
			Total		**$274.17**
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period:	 8263689 Dec 02 - Jan 02	Customer Charge Energy Charge Fuel Charge	16.02 3.11 1.73	$30.00

Billing details - continued

Account Information	Billing Details				Amounts
	Present Read:	1201	Asset Securitization Charge	0.07	
	Previous Read:	1168	Minimum Bill Adjustment	9.07	
	Billed Usage:	33			
	Billed kWh	33.000			
			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	16.02	
	Meter Number:	8246382	Energy Charge	5.28	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	2.94	$30.00
	Present Read:	714	Asset Securitization Charge	0.12	
	Previous Read:	658	Minimum Bill Adjustment	5.64	
	Billed Usage:	56			
	Billed kWh	56.000			
			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	16.02	
	Meter Number:	4470114	Energy Charge	7.73	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	4.30	$30.00
	Present Read:	1093	Asset Securitization Charge	0.17	
	Previous Read:	1011	Minimum Bill Adjustment	1.78	
	Billed Usage:	82			
	Billed kWh	82.000			
			Regulatory Assessment Fee	0.02	$0.79
			Gross Receipts Tax	0.77	
			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	16.02	
	Meter Number:	4522761	Energy Charge	3.86	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	2.15	$30.00
	Present Read:	1038	Asset Securitization Charge	0.09	
	Previous Read:	997	Minimum Bill Adjustment	7.88	
	Billed Usage:	41			
	Billed kWh	41.000			
			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	This account did not bill with this Collective invoice				
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	
	Meter Number:	4465449	Energy Charge	17.15	$43.10
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	9.55	

Billing details - continued

Account Information	Billing Details				Amounts
	Present Read:	3140	Asset Securitization Charge	0.38	
	Previous Read:	2958			
	Billed Usage:	182			
	Billed kWh	182.000			
			Regulatory Assessment Fee	0.03	$1.14
			Gross Receipts Tax	1.11	
				Total	**$44.24**
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	$335.10
	Meter Number:	222519	Energy Charge	202.03	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	112.55	
			Asset Securitization Charge	4.50	
	Present Read:	324730			
	Previous Read:	322585			
	Billed Usage:	2145			
	Billed kWh	2145.000			
			Regulatory Assessment Fee	0.25	$8.85
			Gross Receipts Tax	8.60	
				Total	**$343.95**
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	$30.00
	Meter Number:	915370	Energy Charge	6.69	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	3.73	
			Asset Securitization Charge	0.15	
	Present Read:	1096	Minimum Bill Adjustment	3.41	
	Previous Read:	1025			
	Billed Usage:	71			
	Billed kWh	71.000			
			Regulatory Assessment Fee	0.02	$0.79
			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	16.02	$592.48
	Meter Number:	5407312	Energy Charge	365.00	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	203.32	
			Asset Securitization Charge	8.14	
	Present Read:	287098			
	Previous Read:	283223			
	Billed Usage:	3875			
	Billed kWh	3875.000			
			Regulatory Assessment Fee	0.44	$15.64
			Gross Receipts Tax	15.20	
				Total	**$608.12**
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	$125.95
	Meter Number:	2778178	Energy Charge	69.60	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	38.78	
			Asset Securitization Charge	1.55	
	Present Read:	34954			
	Previous Read:	34215			
	Billed Usage:	739			
	Billed kWh	739.000			

Billing details - continued

Account Information	Billing Details				Amounts
			Regulatory Assessment Fee	0.09	$3.32
			Gross Receipts Tax	3.23	
			Total		**$129.27**
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 1015813 Bill Period: Dec 02 - Jan 02 Present Read: 268309 Previous Read: 264439 Billed Usage: 3870 Billed kWh 3870.000		Customer Charge	16.02	$591.72
			Energy Charge	364.51	
			Fuel Charge	203.06	
			Asset Securitization Charge	8.13	
			Regulatory Assessment Fee	0.44	$15.62
			Gross Receipts Tax	15.18	
			Total		**$607.34**
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 915368 Bill Period: Dec 02 - Jan 02 Present Read: 934 Previous Read: 889 Billed Usage: 45 Billed kWh 45.000		Customer Charge	16.02	$30.00
			Energy Charge	4.24	
			Fuel Charge	2.36	
			Asset Securitization Charge	0.09	
			Minimum Bill Adjustment	7.29	
			Regulatory Assessment Fee	0.02	$0.79
			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) Meter Number: 2775809 Bill Period: Dec 02 - Jan 02 Present Read: 261 Previous Read: 257 Billed Usage: 4 Billed kWh 4.000		Customer Charge	16.02	$30.00
			Energy Charge	0.37	
			Fuel Charge	0.21	
			Asset Securitization Charge	0.01	
			Minimum Bill Adjustment	13.39	
			Regulatory Assessment Fee	0.02	$0.79
			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) Bill Period: Dec 02 - Jan 02 SV FLAGLER ACR 9500L 490		Customer Charge	1.70	$341.12
			Energy Charge	20.21	
			Fuel Charge	23.91	
			Asset Securitization Charge	0.30	
			SV FLAGLER ACR 9500L	155.30	
			SV FLAGLER ACR 9500L	18.40	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	121.30	
			Regulatory Assessment Fee	0.25	$1.43
			Gross Receipts Tax	1.18	

Billing details - continued

Account Information	Billing Details	Amounts
	Total	**$342.55**
	Total Amount Due	**$5,599.54**

FRONTIER

LONG LAKE RANCH

Your Monthly Invoice

Account Summary

New Charges Due Date	**2/08/24**
Billing Date	1/15/24
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	210.94
Payments Received Thru 1/08/24	-210.94
Thank you for your payment!	
Balance Forward	.00
New Charges	210.98
Total Amount Due	**$210.98**

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FRONTIER

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

6790 0007 NO RP 15 01162024 NNNNNNNN 01 000366 0002

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

RECEIVED JAN 22 2024

FRONTIER

Date of Bill 1/15/24

Account Number 813-406-4423-061521-5

CURRENT BILLING SUMMARY

Local Service from 01/15/24 to 02/14/24

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		4.84
FL State Communications Services Tax		3.15
Federal USF Recovery Charge		3.12
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		**70.56**
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		3.46
FL State Communications Services Tax		.66
County Communications Services Tax		.33
Total Toll/Other		**14.44**

TOTAL 210.98

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 $85.00 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 January 1, 2024, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 34.5% to 34.6% 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

FRONTIER

LONG LAKE RANCH

Your Monthly Invoice

Account Summary

New Charges Due Date	**2/08/24**
Billing Date	1/15/24
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	110.99
Payments Received Thru 1/08/24	-110.99
Thank you for your payment!	
Balance Forward	.00
New Charges	110.99
Total Amount Due	**$110.99**

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800-801-6652

MyFrontier app

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

FRONTIER

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

6790 0007 NO RP 15 01162024 NNNNNNNN 01 000044 0001

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

FRONTIER

Date of Bill 1/15/24
Account Number 813-949-6028-061521-5

CURRENT BILLING SUMMARY

Local Service from 01/15/24 to 02/14/24

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

TOTAL 110.99

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

154 0 1
10-10002

LONG LAKE RANCH CDD
Service Address: **18981 LONG LAKE RANCH BOULEVARD**
Bill Number: 19761594
Billing Date: 1/25/2024
Billing Period: 12/6/2023 to 1/5/2024

Account #	Customer #
0929280	01307800

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

092928001307800

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
				1/5/2024			

Transactions

Previous Bill	72.88
Payment 01/08/24	-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 JAN 29 2024

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	**2/12/2024**

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

The Total Due will be electronically transferred on 02/12/2024.

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

0130780050929280419761594400000072887

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

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

36 0 1
42-52316

LONG LAKE RANCH CDD
Service Address: **0 COMMUNITY CENTER**
Bill Number: 19824184
Billing Date: 2/2/2024
Billing Period: 12/19/2023 to 1/17/2024

Account #	Customer #
0928090	01307800

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

092809001307800

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	12/19/2023	23837	1/17/2024	23927	29	90

Usage History

	Irrigation
January 2024	90
December 2023	230
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

Transactions

Previous Bill		1,746.41
Payment 01/22/24		-1,746.41 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	15.0 Thousand Gals X $8.89	133.35
Total Current Transactions		501.81
TOTAL BALANCE DUE		**$501.81**

RECEIVED FEB 05 REC'D

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	501.81
Total Balance Due	**$501.81**
Due Date	**2/20/2024**

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

The Total Due will be electronically transferred on 02/20/2024.

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

0130780050928090619824184300005018 13

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

37 0 1
42-52316

LONG LAKE RANCH CDD

Service Address: **18981 LONG LAKE RANCH BOULEVARD**
Bill Number: 19824195
Billing Date: 2/2/2024
Billing Period: 12/19/2023 to 1/17/2024

Account #	Customer #
0928725	01307800

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

092872501307800

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	13595133	12/19/2023	360	1/17/2024	363	29	3

Usage History

	Water
January 2024	3
December 2023	4
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

Transactions

Previous Bill		170.67
Payment 01/22/24		-170.67 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		39.21
Water Tier 1	3.0 Thousand Gals X $2.07	6.21
Sewer		
Sewer Base Charge		96.34
Sewer Charges	3.0 Thousand Gals X $6.71	20.13
Total Current Transactions		161.89
TOTAL BALANCE DUE		**$161.89**

RECEIVED FEB 05 REC'D

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	161.89
Total Balance Due	**$161.89**
Due Date	**2/20/2024**

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

The Total Due will be electronically transferred on 02/20/2024.

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

0130780050928725719824195300001618 91

BankUnited

January 2024 Statement

Open Date: 12/27/2023 Closing Date: 01/24/2024

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	**$1,376.23**
Minimum Payment Due	**$1,376.23**
Payment Due Date	**02/22/2024**

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	+	$1,078.22
Payments	-	$1,078.22CR
Other Credits		$0.00
Purchases	+	$1,376.23
Balance Transfers		$0.00
Advances		$0.00
Other Debits		$0.00
Fees Charged		$0.00
Interest Charged		$0.00
New Balance	=	**$1,376.23**
Past Due		**$0.00**
Minimum Payment Due		**$1,376.23**
Credit Line		$10,000.00
Available Credit		$8,623.77
Days in Billing Period		29

emailed to Tish 01-30-24

Payment Options:

Mail payment coupon with a check

Pay online at myaccountaccess.com

Pay by phone 1-866-552-8855

No payment is required.

CPN 002333750

BankUnited

00479851017897761300013762300013762 33

Automatic Payment

Account Number:	4798 5101 7897 7613

Your new full balance of $1,376.23 will be automatically deducted from your account on 02/22/24.

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

. to pay by phone
. to change your address

000015265 01 SP 000638643185016 P Y

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

BankUnited

January 2024 Statement 12/27/2023 - 01/24/2024

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 $1376.23 will be automatically deducted from your bank account on 02/22/2024. 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		
12/27	12/26	1402	AMZN Mktp US*RZ8D00AN3 Amzn.com/bill WA	$13.59	
12/28	12/27	9251	LOWES #02238* LUTZ FL	$13.94	
12/29	12/28	4061	Rivers Outdoors Arche Brooksville FL	$599.92	
01/03	01/02	1782	WM SUPERCENTER #988 LUTZ FL	$22.06	
01/05	01/03	9437	7-ELEVEN 42163 LUTZ FL	$15.26	
01/08	01/07	0564	AMAZON.COM*TK3FG6101 SEATTLE WA	$43.96	
01/09	01/08	2385	AMZN Mktp US*RT29460M0 Amzn.com/bill WA	$9.99	
01/10	01/09	8036	AMZN Mktp US*TK73D1I42 Amzn.com/bill WA	$17.99	
01/18	01/17	2694	SCP DISTRIBUTORS- #642 ODESSA FL	$172.95	
01/18	01/17	3995	SCP DISTRIBUTORS- #642 ODESSA FL	$31.27	
01/18	01/17	9853	LOWES #02238* LUTZ FL	$36.60	
01/22	01/19	7469	AMZN Mktp US*R84WR4NJ1 Amzn.com/bill WA	$46.67	
01/22	01/21	5835	AMZN Mktp US*R81ZP91X1 Amzn.com/bill WA	$100.77	
01/22	01/20	8909	AMZN Mktp US*R00KR94H0 Amzn.com/bill WA	$239.82	
01/24	01/23	7268	LOWES #02238* LUTZ FL	$11.44	
			Total for Account 4798 5101 7817 4633	**$1,376.23**	

Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
			Payments and Other Credits		
01/22	01/22	MTC	PAYMENT THANK YOU	$1,078.22CR	
			Total for Account 4798 5101 7897 7613	**$1,078.22CR**	

2024 Totals Year-to-Date	
Total Fees Charged in 2024	$0.00
Total Interest Charged in 2024	$0.00

Continued on Next Page

BankUnited

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 $1376.23 will be automatically deducted from your bank account on 02/22/2024. 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		
12/27	12/26	1402	AMZN Mktp US*RZ8D00AN3 Amzn.com/bill WA	$13.59	1580060
12/28	12/27	9251	LOWES #02238* LUTZ FL	$13.94	1580010
12/29	12/28	4061	Rivers Outdoors Arche Brooksville FL	$599.92	1550010
01/03	01/02	1782	WM SUPERCENTER #988 LUTZ FL	$22.06	1580020
01/05	01/03	9437	7-ELEVEN 42163 LUTZ FL	$15.26	1580010
01/08	01/07	0564	AMAZON.COM*TK3FG6101 SEATTLE WA	$43.96	1550010
01/09	01/08	2385	AMZN Mktp US*RT29460M0 Amzn.com/bill WA	$9.99	1560180
01/10	01/09	8036	AMZN Mktp US*TK73D1I42 Amzn.com/bill WA	$17.99	1560180
01/18	01/17	2694	SCP DISTRIBUTORS- #642 ODESSA FL	$172.95	1580060
01/18	01/17	3995	SCP DISTRIBUTORS- #642 ODESSA FL 204.22	$31.27	1580060
01/18	01/17	9853	LOWES #02238* LUTZ FL	$36.60	1580060
01/22	01/19	7469	AMZN Mktp US*R84WR4NJ1 Amzn.com/bill WA	$46.67	1580090
01/22	01/21	5835	AMZN Mktp US*R81ZP91X1 Amzn.com/bill WA	$100.77	1580105
01/22	01/20	8909	AMZN Mktp US*R00KR94H0 Amzn.com/bill WA	$239.82	1580150
01/24	01/23	7268	LOWES #02238* LUTZ FL	$11.44	1580090
			Total for Account 4798 5101 7817 4633	**$1,376.23**	

Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
			Payments and Other Credits		
01/22	01/22	MTC	PAYMENT THANK YOU	$1,078.22CR	
			Total for Account 4798 5101 7897 7613	**$1,078.22CR**	

2024 Totals Year-to-Date	
Total Fees Charged in 2024	$0.00
Total Interest Charged in 2024	$0.00

Continued on Next Page

amazon.com

Final Details for Order #111-2853005-1373868

Print this page for your records.

Order Placed: December 20, 2023
Amazon.com order number: 111-2853005-1373868
Order Total: $217.54

Shipped on December 22, 2023

Items Ordered	Price
2 of: *Poolzilla 3 Pack Pool Ladder Replacement Step, Stainless Steel Treaded Design, 18.35" x 1.9"* Sold by: Poolzilla (seller profile) Supplied by: Poolzilla (seller profile) Condition: New	$49.99

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
FREE Prime Delivery

Shipped on December 26, 2023

Items Ordered	Price
1 of: *Replacement for Pool Ladder Hand Rail Escutcheon Plate-Cover for 1.9" Inground Pool& Spa Ladder Handrail Tubing- Made of Thickened 304 Stainless Steel 4pack* Sold by: LaixiSY (seller profile) Supplied by: Other Condition: New	$13.59

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
FREE Prime Delivery

Shipped on December 20, 2023

Items Ordered	Price
2 of: *Commercial Grade 8"x13" Pet Waste Roll Bags - 40% Thicker Than Mini Leash Roll Bags - Fits Any Pet Waste Station - 10 roll Case pack of 200 bags (2,000 bags total)* Sold by: ZW USA Inc (seller profile) Supplied by: ZW USA Inc (seller profile) Condition: New	$45.99

LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-5020

- SALE -

SALES#: 5223808J0 4750840 TRANS#: 577031722 12-27-23

15489 OR PEPPER 20-FL OZ	2.50
1262070 MONSTER ULTRA VIOLET	2.00
93646 ETH FSA 1200 CO/ALR 2N 10	8.48
SUBTOTAL:	13.98
TOTAL TAX:	0.00
INVOICE F7097 TOTAL:	13.98
VISA:	13.98

VISA: XXXXXXXXXXXX4633 AMOUNT: 13.98 AUTHCD: 117212
CHIP AEFID:A0000000097562 12/27/23 12:21:43
CUSTOMER CODE: NA
TVR : 0080008000
TSI : 6800 AID : A0000000031010

STORE: 2230 TERMINAL: 06 12/27/23 12:22:23
OF ITEMS PURCHASED: 3
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

LOWES' PRICE GUARANTEE
FOR MORE DETAILS, VISIT LOWES.COM/LOWESTPRICEGUARANTEE

SHARE YOUR FEEDBACK!
ENTER FOR A CHANCE TO BE
ONE OF FIVE $500 WINNERS DRAWN MONTHLY!
¡ENTRE EN EL SORTEO MENSUAL
PARA SER UNO DE LOS CINCO GANADORES DE $500!

ENTER BY COMPLETING A SHORT SURVEY
WITHIN ONE WEEK AT: www.lowes.com/survey
Y O U R I D 6770976 223033 613264

NO PURCHASE NECESSARY TO ENTER OR WIN.
VOID PROHIBITED. MUST BE 18 OR OLDER TO ENTER.
'S & WINNERS AT: www.lowes.com/survey

TERMINAL: 6 12/27/23 12:22:23

Rivers Outdoors Archery
Three Rivers Archery LLC Dba
Store
[illegible] Rd
Broadwell
Kentucky
34601
www.riversoutdoorsandarchery.co
e riversarcheryoutlets.com

Receipt of	12/26/2023
Purchase/Exc	4:01:50 pm
Tax	
Staff	[illegible]
Device	[illegible]

PRODUCT	PRICE	QTY	TOTAL
GuddeBack	$149.98	1	$599.92
Fanks			
LTE			
[illegible]			

Total qty [illegible]

Sub Total	$599.92
Tax	$0.00
Total	$599.92

PAYMENT BY TENDER	AMOUNT
visacommercial(credit)	$599.92
[illegible]	

Thank you for shopping with us

RECB0000NCLF1UP7MBK

Give us feedback @ survey.walmart.com
Thank you! ID #:7TKD4KBPQ5W

Walmart

WM Supercenter
813-949-4238 Mgr. SHANE
1575 LAND O LAKES BLVD
LUTZ FL 33549
ST# 00988 OP# 009002 TE# 02 TR# 02145

ITEMS SOLD 11
TC# 3221 2164 6267 1576 2628

GV .5L WATER	078742279090	F	5.36 N
GV .5L WATER	078742279090	F	5.36 N
P.C. DIST	681131133070	F	1.26 N
P.C. DIST	681131133070	F	1.26 N
P.C. DIST	681131133070	F	1.26 N
P.C. DIST	681131133070	F	1.26 N
P.C. DIST	681131133070	F	1.26 N
P.C. DIST	681131133070	F	1.26 N
P.C. DIST	681131133070	F	1.26 N
P.C. DIST	681131133070	F	1.26 N
P.C. DIST	681131133070	F	1.26 N

SUBTOTAL	22.06
TOTAL	22.06
VISA TEND	22.06
CHANGE DUE	0.00

VISA CREDIT- 4633 I 2 APPR#902021
22.06 TOTAL PURCHASE
REF # 400200412387
TRANS ID - 304002547443232
VALIDATION - X2F9
PAYMENT SERVICE - E
AID A0000000031010
TC 814F3CD9466B8AFE
TERMINAL # 22855517
*No Signature Required
01/02/24 10:12:23

Walmart+
Become a member today
Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
01/02/24 10:12:30

OH THANK HEAVEN
FOR 7-ELEVEN
7-ELEVEN
TID : 00074216301
01/03/2024 13:34:35

19123 WINGSHOOTER W
LUTZ, FL
STORE: 42163
PHONE: 727-709-9004

VISA
**********4633
REF :14346833580
AUTH :213023

PUMP	5
GRADE	AUL
GALLONS	5.123
PRICE/GAL	$ 2.979
TOTAL FUEL	$ 15.26

VISA CREDIT
AID:A0000000031010
TC:FB971F8B0200042F
COMPLETION
Entry:Chip

Check your 7Rewards
App every day for
exciting new offers.

THANKS FOR
YOUR BUSINESS

Amazon.com order number: 113-2220539-9924670
Order Total: $43.96

Shipped on January 7, 2024

Items Ordered	Price
4 of: *Duracell Coppertop D Batteries, 8 Count Pack, D Battery with Long-lasting Power, All-Purpose Alkaline D Battery for Household and Office Devices*	$10.99

Sold by: Amazon.com Services, Inc
Supplied by: Other

Condition: New

15500010

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
FREE Prime Delivery

Payment Information

Payment Method:
Visa ending in 4633

Billing address
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Item(s) Subtotal:	$43.96
Shipping & Handling:	$0.00
Total before tax:	$43.96
Estimated tax to be collected:	$0.00
Grand Total:	**$43.96**

Credit Card transactions

Visa ending in 4633: January 7, 2024:	$43.96

To view the status of your order, return to Order Summary.

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Final Details for Order #113-3658902-2457821

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Order Placed: January 8, 2024
Amazon.com order number: 113-3658902-2457821
Order Total: $9.99

Shipped on January 8, 2024

Items Ordered	Price
1 of: *Parking Permit Hang Tags, 50 Pack, Poly Plastic Parking Placards, Temporary Parking Passes, Bulk Pack, 3" x 5" Placards for Rearview Mirror, Thick Gauge (0.2"/0.5 mm), by Better Office Products (Red)*	$9.99

Sold by: BOP Co (seller profile)
Supplied by: BOP Co (seller profile)

Condition: New

1560180

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
FREE Prime Delivery

Payment Information

Payment Method:
Visa ending in 4633

Billing address
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Item(s) Subtotal:	$9.99
Shipping & Handling:	$0.00
Total before tax:	$9.99
Estimated tax to be collected:	$0.00
Grand Total:	**$9.99**

Credit Card transactions

Visa ending in 4633: January 8, 2024:	$9.99

To view the status of your order, return to Order Summary.

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Final Details for Order #113-9485552-2253034

Print this page for your records.

Order Placed: January 8, 2024
Amazon.com order number: 113-9485552-2253034
Order Total: $17.99

Shipped on January 9, 2024

Items Ordered **Price**

1 of: *Stencil Stop Parking 13 Piece Stencil Set - 14 Mil Mylar Plastic [Various Sizes, 14 Stencils Included] (4 Inch Word Height)* $17.99
Sold by: Stencil Stop (seller profile)
Supplied by: Other

Condition: New

180
1560 ~~190~~

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
Economy Shipping

Payment Information

Payment Method:
Visa ending in 4633

Billing address
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Item(s) Subtotal:	$17.99
Shipping & Handling:	$0.00
Total before tax:	$17.99
Estimated tax to be collected:	$0.00
Grand Total:	**$17.99**

Credit Card transactions

Visa ending in 4633: January 9, 2024:	$17.99

To view the status of your order, return to Order Summary.

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SCP Distributors LLC

56-TAMPA-SCP DIST.
9216 PALM RIVER RD STE 201
TAMPA, FL 33619-4478
Phone 813-623-5333
Fax 813-621-9621

INVOICE

EMERGENCY RESPONSE #
1-800-424-9300

INVOICE #	SB003874
ORDER #	SB004952
DATE	01/17/24
PAGE	1 of 1

BILL TO
238476
VESTA PROPERTY SERVICES INC
PRISCILLA GIESELMAN
1020 E BRANDON BLVD STE 207
BRANDON, FL 33511-5561

SHIP TO
642-TRINITY-SCP DIST.
2426 SUCCESS DR
ODESSA, FL 33556-3441

CUSTOMER P/O NUMBER LONGLAKE RANCH	SHIP VIA STAGED WILL CALL	WRITTEN BY JASON INZINGA(642)	ORDER DATE 01/17/24
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS 100% PREPAYMENT PICK-UP	DUE DATE
JOB / SHIP-TO NAME VESTA PROPERTY SERVICES INC	PURCHASING AGENT	CONTACT BRYAN COLEGROVE	PHONE 727-258-0092

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHIP-QTY	B/O	PRICE	EXTENSION
1	SPG-101-2717		12717 30MFD 370V ROUND RUN CAPACITOR ALT-8574412717	EA 04-D-04	1	1	1	0	24.13	24.13
2	VAK-601-7792		38929 FLOAT ASSY	EA 05-C-07	1	1	1	0	166.73	166.73

1580060

PLACARDS SUPPLIED-YES ___ NO ___ REFUSED ___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
190.86	0.00	0.00	13.36	0.00	0.00	0.00	204.22	0.00

This is to certify that the herein named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the department of transportation.

Subject to our terms at http://www.scpdist.com/terms-conditions

SIGNATURE: JASON INZINGA (414A)

SIGNATURE

RECEIVED BY: _____

Cust #: 238476 Cust Name: VESTA PROPERTY SERVICES INC
#: SB003874 Invoice Date: 01/17/24 Printed: [illegible]

Remit To:
SCP DISTRIBUTORS LLC
DEPT. #0594
PO BOX 850001
ORLANDO, FL 32885-0594

1580060

LOWE'S

LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -
SALES#: S2238XND 2366224 TRANS#: 187134933 01-17-24

452383 6-FL OZ BLUE LAVA	11.68
246945 GTR 6-CT 80 GRIT DRYWALL	6.38
22909 2-IN SCH40 BUSHING 437249	3.12
4853 5-GAL LOWES BUCKET-ENCORE	9.96
2 @ 4.98	
351124 1-IN X 2-FT SCH40 PIPE	5.46
SUBTOTAL:	36.60
TOTAL TAX:	0.00
INVOICE 81532 TOTAL:	36.60
VISA:	36.60

VISA: XXXXXXXXXXXX4633 AMOUNT: 36.60 AUTHCD: 317111
CHIP REFID:223808532892 01/17/24 14:11:53
CUSTOMER CODE: na
TVR : B080008000
TSI : 6800 AID : A0000000031010

STORE: 2238 TERMINAL: 08 01/17/24 14:12:09
OF ITEMS PURCHASED: 6
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

LOWEST PRICE GUARANTEE
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SHARE YOUR FEEDBACK!
ENTER FOR A CHANCE TO BE
ONE OF FIVE $500 WINNERS DRAWN MONTHLY!
¡ENTRE EN EL SORTEO MENSUAL
PARA SER UNO DE LOS CINCO GANADORES DE $500!

ENTER BY COMPLETING A SHORT SURVEY
WITHIN ONE WEEK AT: www.lowes.com/survey
Y O U R I D #815321 223840 171541

NO PURCHASE NECESSARY TO ENTER OR WIN.
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OFFICIAL RULES & WINNERS AT: www.lowes.com/survey

1580090

LOWE'S

LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -
SALES#: S2238OJB 4750840 TRANS#: 318677538 01-23-24

518731 18-24 NSTD FLT PHL 2-CT -	5.47
259841 20-25 BASIC FLTR FILTREFE	5.97
SUBTOTAL:	11.44
TOTAL TAX:	0.00
INVOICE 77565 TOTAL:	11.44
VISA:	11.44

VISA: XXXXXXXXXXXX4633 AMOUNT: 11.44 AUTHCD: 113244
TAP REFID:223810565440 01/23/24 12:44:27
CUSTOMER CODE: NA
TVR : 0000000000
TSI : 0000

STORE: 2238 TERMINAL: 10 01/23/24 12:44:45
OF ITEMS PURCHASED: 2
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

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PARA SER UNO DE LOS CINCO GANADORES DE $500!

ENTER BY COMPLETING A SHORT SURVEY
WITHIN ONE WEEK AT: www.lowes.com/survey
Y O U R I D #775656 223840 230652

NO PURCHASE NECESSARY TO ENTER OR WIN.
VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.
OFFICIAL RULES & WINNERS AT: www.lowes.com/survey

STORE: 2238 TERMINAL: 10 01/23/24 12:44:46

Final Details for Order #113-0336780-7060248

Print this page for your records.

Order Placed: January 19, 2024
Amazon.com order number: 113-0336780-7060248
Order Total: $46.67

Shipped on January 19, 2024

Items Ordered | **Price**

1 of: *18x24x1, Percisionaire Ez Flow II Front Panel Merv 4, 10055.011824, Pack12* — $46.67
Sold by: MaxWarehouse (seller profile)
Supplied by: Other

Condition: New

15800090

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
Standard Shipping

Payment Information

Payment Method:
Visa ending in 4633

Billing address
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Item(s) Subtotal:	$46.67
Shipping & Handling:	$0.00
Total before tax:	$46.67
Estimated tax to be collected:	$0.00
Grand Total:	**$46.67**

Credit Card transactions

Visa ending in 4633: January 19, 2024:	$46.67

To view the status of your order, return to Order Summary.

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Back to top

English | United States | Help

Final Details for Order #113-9795884-2112203

Print this page for your records.

Order Placed: January 10, 2024
Amazon.com order number: 113-9795884-2112203
Order Total: $100.77

Shipped on January 20, 2024

Items Ordered | **Price**

3 of: *American Flag 4x6 Ft TearProof Series for Outside, Made in USA, Longest Lasting, Super Tough Fade Resistant Spun Polyester, High Wind US Outdoor Flags Embroidered Stars, Sewn Stripes, Brass Grommets* — $34.99

Sold by: DANF FLAG (seller profile)

Supplied by: DANF FLAG (seller profile)

Condition: New

1580105

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
FREE Prime Delivery

Payment Information

Payment Method:
Visa ending in 4633

Billing address
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Item(s) Subtotal:	$104.97
Shipping & Handling:	$0.00
Buy more, save 4%:	-$4.20
Total before tax:	$100.77
Estimated tax to be collected:	$0.00
Grand Total:	**$100.77**

Credit Card transactions — Visa ending in 4633: January 20, 2024: $100.77

To view the status of your order, return to Orders Summary.

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amazon.com

Final Details for Order #113-3816709-1206662

Print this page for your records.

Order Placed: January 19, 2024
Amazon.com order number: 113-3816709-1206662
Order Total: $239.82

Shipped on January 20, 2024

Items Ordered	Price
6 of: *Commercial Soap Dispenser Wall Mount - Stainless Steel Wall Mounted Soap Dispenser for Bathroom - New Superior Design with Premium Anti-Leak Pump and Corrosion-Proof Lining - 37oz (1100ml) by EnBath*	$39.97

Sold by: Brighter Ventures (seller profile)

Supplied by: Brighter Ventures (seller profile)

Condition: New

15801150

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
FREE Prime Delivery

Payment Information

Payment Method:
Visa ending in 4633

Billing address
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Item(s) Subtotal:	$239.82
Shipping & Handling:	$0.00
Total before tax:	$239.82
Estimated tax to be collected:	$0.00
Grand Total:	**$239.82**

Credit Card transactions Visa ending in 4633: January 20, 2024: $239.82

To view the status of your order, return to Order Summary.

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580060

LOWE'S

LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S22[illegible]XNO 2366224 TRANS#: 107134933 01-17-24

452383 8-FL OZ BLUE LAVA	[illegible]68
246945 GTR 6-CT 80 GRIT DRYWALL	[illegible]8
22909 2-IN SCH40 BUSHING 437249	3.12
4853 5-GAL LOWES BUCKET-ENCORE	9.96
2 @ 4.9[illegible]	
351124 1-IN X 2-FT SCH[illegible] PIPE	5.46

SUBTOTAL:	36.60
TOTAL TAX:	0.00
INVOICE 81532 TOTAL:	36.60
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VISA: XXXXX[illegible]XXXX4633 AMOUNT: 36.60 AUTHCD: 317111
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CUSTOMER CODE: [illegible]
TVR : 8080008000
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STORE: 2238 TERMINAL: 08 01/17/24 14:12:09
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EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

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AT OUR CUSTOMER SERVICE DESK

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V 0 9 9 I D 4775636 223840 230652

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VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.
OFFICIAL RULES & WINNERS AT: www.lowes.com/survey

STORE: 2238 TERMINAL: 10 01/23/24 12:44:46

1580090

LOWE'S

LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S22380J8 4750840 TRANS#: 318677538 01-23-24

510731 18-24 NSTD FLT PNL 2-CT -	5.47
259841 20-25 BASIC FLTR FILTRETE	5.97

SUBTOTAL:	11.44
TOTAL TAX:	0.00
INVOICE 77565 TOTAL:	11.44
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OFFICIAL RULES & WINNERS AT: www.lowes.com/survey

STORE: 2238 TERMINAL: 10 01/23/24 12:44:46

www.american-powerwashing.com

AMERICAN POWER WASHING

Bill To:
Long Lake Ranch CDD
Doug Ruhlig
250 International Parkway
Lake Mary, FL 32746

Invoice

Invoice No: 525
Invoice Date: Jan 30, 2024

Job Date	Description	Qty	Each	Amount
Location: Long Lake Ranch CDD; 19037 Long Lake Ranch Boulevard; Lutz, FL 33558				
Jan 30, 2024	**Playground Cleaning** Cleaning of the 3 playground sets	1	$500.00	$500.00

Total	**$500.00**

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

Invoice 16318

redtree
Landscape Systems

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

DATE	PLEASE PAY	DUE DATE
02/01/2024	$13,675.00	02/01/2024

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

TOTAL DUE $13,675.00

THANK YOU.

Vesta

Invoice

Invoice #	417039
Date	01/01/2024
Terms	
Due Date	01/01/2024
Memo	Jan'24 Fees

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

Bill To

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

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

Total 6,354.73

Vesta

Resident Services Invoice

Date	12/30/2023
Invoice #	WC0594
Terms	Due on receipt

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

Bill To

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

Description	Quantity	Rate	Serial/Lot Numbers	Amount	Tax Code
Storm cleanup surcharge (Large pool)	1	35.00		35.00	-Not Taxable-

Total	35.00
Amount Due	35.00

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

WC0594

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

Invoice

Date: 1/30/2024
Invoice #: 2024-118

To:

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

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

Due Date	Service Date:
2/29/2024	January 2024

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	8.33%	2,460.00

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

January 30, 2024

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. 3342206
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. 3342206
12123-1

Re: General Counsel

For Professional Legal Services Rendered

12/04/23	J. Brown	0.40	146.00	Follow-up regarding demand letter for repairs from pool installation
12/04/23	A. Warner	1.20	186.00	Further prepare draft demand letter and confer with Sandy and Brown; forward correspondence to Carraway
12/05/23	A. Warner	0.20	31.00	Confer with Carraway regarding invoice
12/06/23	J. Brown	0.30	109.50	Follow-up regarding collection issue
12/08/23	S. Sandy	0.30	82.50	Confer regarding splitting financing services from District Management agreement
12/08/23	D. Wilbourn	0.40	62.00	Prepare RFQ for engineering services; research license agreement for swim lessons; research district manager agreement
12/09/23	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
12/12/23	A. Warner	0.20	31.00	Confer with Carraway and Brown

12/19/23	S. Sandy	0.20	55.00	Confer with Smith regarding financial disclosure requirements
12/20/23	A. Warner	0.30	46.50	Correspond with Carraway and Dodson; confer with Brown and Sandy
TOTAL HOURS		3.80		

TOTAL FOR SERVICES RENDERED	$865.00
TOTAL CURRENT AMOUNT DUE	$865.00

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

January 30, 2024

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. 3342209
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. 3342209
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

12/07/23	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same
12/08/23	D. Wilbourn	Prepare RFQ for engineering services; research license agreement for swim lessons
12/12/23	S. Sandy	Conduct meeting follow-up
12/15/23	J. Brown	Miscellaneous correspondence and follow-up concerning demand letter
12/18/23	S. Sandy	Conduct meeting follow-up
12/18/23	D. Wilbourn	Confer with Sandy regarding swim lesson license agreement
12/20/23	J. Brown	Follow-up and correspondence regarding resolution of damages to CDD property

TOTAL FOR SERVICES RENDERED	$2,060.00
TOTAL CURRENT AMOUNT DUE	$2,060.00

Vesta

Invoice

Invoice #	417040
Date	02/01/2024
Terms	
Due Date	
Memo	Feb'24 Fees

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

Bill To

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

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

Total 6,354.73

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	02/01/2024
Invoice #	416864

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

In Reference To:

Monthly contracted management fees, as follows:

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

Total 4,337.58

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

Blue Water Aquatics
Aquatic & Environmental Services

INVOICE

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

INVOICE	31267
DATE	01/30/2024
TERMS	Net 45
DUE DATE	03/15/2024

DATE		DESCRIPTION	QTY	RATE	AMOUNT
01/08/2024	Fountain Repair	EST 2023-1029: Replace two analog timers (fountains 4&5). Included in Attached Service Report	1	250.00	250.00
01/08/2024	Fountain Inspection & Cleaning	QUARTERLY Fountain Inspection & Cleaning Services Service Report Attached	1	750.00	750.00

SUBTOTAL	1,000.00
TAX	0.00
TOTAL	1,000.00
BALANCE DUE	**$1,000.00**

THANK YOU for choosing Blue Water Aquatics, Inc.!

Aquatic Services Report

Technician
Chris Thompson

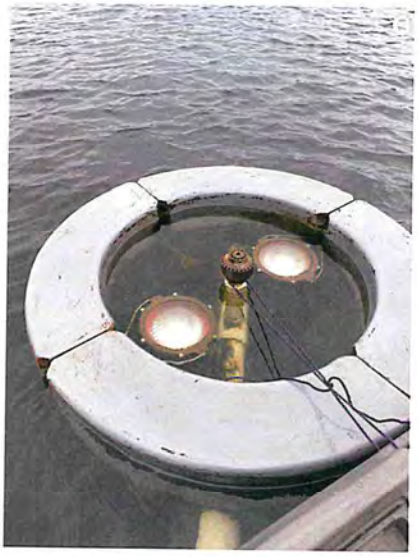
Job Details

Service Date	1/8/2024
Customer	Long Lake Ranch CDD
Weather Conditions	Cloudy
Wind	12 mph
Temperature	55
Multiple Sites Treated	No
Pond Number	1-6
Service Performed	Inspection
Work Performed	☑ Fountain / Aeration ☑ Special Service Agreement
Equipment Used	☑ Bass Boat
D/Oxygen	N/A
Water Level	Low
Restrictions	No
Observations/Recommendations	Est. 23-1029- Changed lighting timers on Fountains 4 & 5.Also performed QUARTERLY FOUNTAIN INSPECTION & CLEANING on fountains 1 through 6 which included, floats intakes and lights. c

Pictures of Work Completed

Aquatic Services Report

Aquatic Services Report



Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-00609P

Date 04/21/2023

Attn:
Long Lake Ranch CDD (Vesta) DNR 1.2.24
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 # 23-00609P **P.O./Ref.#** 00082490.DOCX/	$65.63

Notice of Regular Meeting
RE: Meeting on May 4, 2023 at 6:00 PM
Published: 4/21/2023

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid ()
Total **$65.63**

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.

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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, May 4, 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 Property 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
Publication date: April 21, 2023 23-00609P

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

INVOICE

Legal Advertising

Invoice # 24-00212P **Date 02/09/2024**

Attn:
Long Lake Ranch CDD (Vesta) DNR 1.2.24
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 # 24-00212P **Request for Proposals for Annual Audit Services** **RE:** Long Lake Ranch Community Development District **Published:** 2/9/2024	$102.81

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid ()

Total $102.81

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
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Long Lake Ranch Community Development District hereby requests proposals for annual financial auditing services. The proposals must provide for the auditing of the District's financial records for the fiscal year ending on September 30, 2024, with an option for two or more annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County. The District currently has an annual operating budget for approximately $1,289,485.35 dollars inclusive of the General Fund. The final contract will require that the Audit for Fiscal Year 2024 be completed no later than 270 days following the conclusion of the fiscal year.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, *Florida Statutes*; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal Packages, which include evaluation criteria and instructions to proposers, are available from the District Manager using the contact information listed below.

The District reserves the right to reject any and all proposals. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submittal of the proposals in response to the request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars ($10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedures

Proposers must submit one (1) digital copy of their proposal to the District Manager, District Admin., and District Counsel, with the email subject line "Auditing Services – Long Lake Ranch Community Development District." Proposals must be received by 2:00 p.m. on Wednesday, February 21, 2024, to the District Manager, Kyle Darin at kdarin@vestapropertyservices.com, the District Admin. Jackie Leger at jleger@vestapropertyservices.com. Please direct all questions regarding this Notice in writing to the District Manager, Kyle Darin at kdarin@vestapropertyservices.com, with e-mail copies to District Counsel, Sarah Sandy at sarah.sandy@kutakrock.com.

Long Lake Ranch Community Development District
Kyle Darin, District Manager

February 9, 2024

24-00212P

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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Business Observer

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

INVOICE

Legal Advertising

Invoice # 24-00273P

Date 02/23/2024

Attn:
Long Lake Ranch CDD (Vesta) DNR 1.2.24
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 # 24-00273P **Notice of Board of Supervisors Meeting and Notice of Audit Committee Meeting** **RE:** Long Lake Ranch Community Development District Meetings on March 7, 2024 at 6:00 p.m. **Published:** 2/23/2024	$70.00

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid ()

Total $70.00

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

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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 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 March 7, 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 approve the selected auditor. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which 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 the 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-742, 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.

Kyle Darin
District Manager

February 23, 2024 24-00273P

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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KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

February 22, 2024

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. 3354293
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. 3354293
12123-1

Re: General Counsel

For Professional Legal Services Rendered

01/21/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
01/22/24	D. Wilbourn	0.40	68.00	Prepare amendment to RedTree landscape agreement
TOTAL HOURS		0.70		

TOTAL FOR SERVICES RENDERED $143.00

TOTAL CURRENT AMOUNT DUE $143.00

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

February 22, 2024

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. 3354294
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. 3354294
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

01/04/24	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same; prepare license agreement with Swim Kids USA
01/05/24	S. Sandy	Prepare amendment to District Engineer Agreement; prepare license agreement with SwimKids USA and related participant waiver
01/05/24	D. Wilbourn	Prepare amendment to engineering services agreement; prepare waiver and release in connection with license agreement for swim lessons

TOTAL FOR SERVICES RENDERED	$2,120.00
TOTAL CURRENT AMOUNT DUE	$2,120.00

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

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

Invoice 16376

redtree
Landscape Systems

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

DATE	PLEASE PAY	DUE DATE
01/31/2024	$90.80	01/31/2024

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 1/9/24:		0.00	0.00
Soreno - Nightshade - Foxtail 1 (5) drip repair, (2) tree bubbler repair, (2) maxi installation, maxi nozzle replaced			
Sales Drip tee	2	1.00	2.00
Sales Drip coupler	8	0.50	4.00
Sales Drip 90	1	1.00	1.00
Sales Drip line, per foot	5	1.00	5.00
Sales maxi nozzle	16	0.30	4.80
Sales maxi jet	2	5.50	11.00
Sales Flex, per foot	3	1.50	4.50
Sales 1/2" PVC coupler	2	0.50	1.00
Sales 1/2" PVC 90	1	0.50	0.50
Sales soil staple	8	0.25	2.00
Sales Labor - technician	1	55.00	55.00

TOTAL DUE $90.80

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

Invoice 16375

redtree
Landscape Systems

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

DATE	PLEASE PAY	DUE DATE
01/31/2024	$35.00	01/31/2024

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 1/9/24:		0.00	0.00
18981 Long Lake Ranch Blvd: (2) drip repairs			
Sales Drip tee	1	1.00	1.00
Sales Coupler	4	0.50	2.00
Sales Drip line, per foot	3	1.00	3.00
Sales soil staples	6	0.25	1.50
Sales Labor - technician	0.50	55.00	27.50

TOTAL DUE $35.00

THANK YOU.

ROMANER GRAPHICS

design · illustration · printing · signage
brochures · photography

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

INVOICE # 22085 pg 1

TO: Long Lake Ranch
COMPANY NAME:
DATE: 2/14/24

Basketball Court sign, 47.5" x 35.5"	$345.00
Tennis/Pickleball sign, 47.5" x 35.5"	$345.00
Park Rules sign 47.5" x 35.5"	$345.00
Dock & Lake Rules sign, 47.5" x 35.5"	$285.00
Dog Park Rules sign, 36" x 42"	$300.00
Playground Rules sign, 36" x 28"	$345.00
No Trespassing, 24" x 32"	$150.00
No Fishing sign, 23.5" x 23.5"	$145.00
Fishing Allowed sign, 23.5" x 23.5"	$145.00
Visitor Parking Only sign, 23.5" x 23.5"	$145.00
Reserved Parking sign, 24" x 24"	$145.00
Caution Alligators sign, 18" x 12"	$125.00

Thank You,

ROMANER GRAPHICS

design · illustration · printing · signage
brochures · photography

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

INVOICE # 22085 pg 2

TO: Long Lake Ranch
COMPANY NAME:
DATE: 2/14/24

Pool Rules Foxtail sign, 30" x 42", 2 @ $300.00	$600.00
Pool Rules Main Pool sign, 30" x 42", 2 @ $300.00	$600.00
Amenity Pool Rules Foxtail sign, 40" x 57.56"	$340.00
Amenity Pool Rules Main Pool sign, 40" x 57.56"	$340.00
Total	$4,700.00

Thank You,

Vesta

Invoice

Invoice #	417132
Date	01/30/2024
Terms	
Due Date	01/30/2024
Memo	January'24 Fees

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

Bill To

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

Description	Quantity	Rate	Amount
Clubhouse Attendant	1	313.60	313.60
Clubhouse Maintenance	1	3,678.75	3,678.75

Thank you for your business.

Total 3,992.35

Vesta

Invoice

Invoice #	417326
Date	01/31/2024
Terms	
Due Date	01/31/2024
Memo	Monthly Pool Maintena...

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

Bill To

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

Description	Quantity	Rate	Amount
Monthly Maintenance-Foxtail Pool	1	950.00	950.00

Total 950.00

PC Consultants

4853 Pennecott Way
Wesley Chapel, FL 33544-1801
(813)973-3330 Cell (813)390-6344

Invoice **108336**

Invoice

Customer

Name	***Long Lake Ranch CDD***
Address	*5844 Old Pasco Road; Suite 100*
City	*Wesley Chapel* State *FL* ZIP *33544*
Phone	*(813)994-1001 Office (813)994-2100 Fax*

Date	*2/14/2024*
Order No.	
Rep	*Ken Johnson*
FOB	*Renewals*

Qty	Description	Unit Price	TOTAL
1	*Domain Name Renewal: LongLakeRanchClub.Com* *Term: 1 Year Until 03/05/2025* *Cost: $36 Per Year*	*$36.00*	*$36.00*
12	*Email Essentials (10 GB/1 Box) - US Region* *Term: 12 Months; Type: Exchange* *Each email account is $8.25 per month or $96 per yr.* *New Email Expiration Date: 03/05/2025* *Manager@LongLakeRanchClub.Com* *Created/Activated on 03/05/2019* *Password: TrustMe123!*	*$8.25*	*$99.00*
	FLORIDA CONSUMER CERTIFICATE OF EXEMPTION ***Certificate Number: 85-8016138207C-7*** ***Expires: 03/31/2023***		

	SubTotal	*$135.00*
Taxes	State	
	TOTAL	*$135.00*

Payment Details

- ○ Cash
- ○ Check
- ◉ Net 15 #VALUE!

Office Use Only

Thank You For Your Order!

Latest Technologies, Old Fashioned Service

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	01/31/2024
Invoice #	417254

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

In Reference To:

Dec Billable Expenses

Description	Quantity	Rate	Amount
- YEARLI.COM - 1099 filing fee - Billable LLR	1	13.96	13.96
Billable Expenses			
DPFG TO Alma - Accounts Receivable			12.84
Total Billable Expenses			12.84

Total 26.80

WORLDWIDE EXPRESS

2700 COMMERCE ST,15TH FLOOR
DALLAS, TX 75226

The above address is for correspondence only.

Remittance Advice

Your payment is due	**:02/01/2024**
Invoice Number	**:240114W088722**
Invoice Date	**:01/17/2024**
Account Number	**:W021088396**
UPS Shipper Number	**:E10A79**

Amount Due this Invoice
$ $107.20

Amount Enclosed
$

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

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

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

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

WORLDWIDE EXPRESS

Questions?

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

Customer Name:	DPFG MANAGEMENT CONSULTING
Invoice Number:	240114W088722
Invoice Date:	01/17/2024
Account/Shipper Number:	W021088396/E10A79
Amount Due:	$ 107.20
Due Date:	02/01/2024

ACCOUNT SUMMARY as of 01/17/2024– LAST PAYMENT RECEIVED 01/08/2024

INVOICE DATE	DUE DATE	DAYS PAST DUE	INVOICE NUMBER	INVOICE AMOUNT	PAYMENT	INVOICE BALANCE	CUMULATIVE TOTAL
01/10/2024	01/25/2024	-8	240107W012440	$134.39	$0.00	$134.39	$134.39

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.

Invoice No	240114W088722
Invoice Date	01/17/2024
Account No	W021088396
Account	DPFG MANAGEMENT CONSULTING

Invoice Summaries

Summary by Reference 1

Reference 1	Shipments	Amount Due
DPFG Management and Consulting	7	107.20
Total Billed	7	107.20

Summary by Reference 2

Reference 2	Shipments	Amount Due
Avalon Groves NB	1	12.36
Beach CDD NB	1	12.36
Grand Haven CDD-B	2	33.84
GrandHaven B	1	16.92
Long Lake Ranch - B	1	12.84
Panther Trace 1 - B	1	18.88
Total Billed	7	107.20

WORLDWIDE EXPRESS

Invoice No	240114W088722
Invoice Date	01/17/2024
Account No	W021088396
Account	DPFG MANAGEMENT CONSULTING

Via UPS On 01/05/2024

Account #	W021088396
Tracking Number	1ZE10A790396291890
Payer	SENDER
Zone	3
Service Level	UPS Ground
Customer_Reference_Number	DPFG Management and Consulting
Customer_Reference_Number	Long Lake Ranch - B

Shipper
DPFG MANAGEMENT CONSULTING
250 INTERNATIONAL PKWY,
LAKE MARY, FL 32746
Stacy Kapnic

Receiver
Coastal Waste & Recycling
1840 NW 33RD ST,
POMPANO BEACH, FL 33064
Alma - Accounts Receivable

Pieces	Description	Tracking #	Weight(lbs)	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790396291890	1	$11.12
	FUEL SURCHARGE			$1.72

Total Pieces	Total Weight	Total Amount
1	1	$12.84

Via UPS On 01/05/2024

Account #	W021088396
Tracking Number	1ZE10A790394294391
Payer	SENDER
Zone	2
Service Level	UPS Ground
Customer_Reference_Number	DPFG Management and Consulting
Customer_Reference_Number	GrandHaven B

Shipper
DPFG MANAGEMENT CONSULTING
250 INTERNATIONAL PKWY, STE 208
LAKE MARY, FL 32746
Marcy Scott

Receiver
Grand Haven CDD
2 N VILLAGE PKWY,
PALM COAST, FL 32137
Vanessa Stepniak

Pieces	Description	Tracking #	Weight(lbs)	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790394294391	1	$10.70
	FUEL SURCHARGE			$2.27
	DELIVERY AREA SURCHARGE			$3.95

Total Pieces	Total Weight	Total Amount
1	1	$16.92

WORLDWIDE EXPRESS

Invoice No	240114W088722
Invoice Date	01/17/2024
Account No	W021088396
Account	DPFG MANAGEMENT CONSULTING

Via UPS On 01/08/2024

Account #	W021088396
Tracking Number	1ZE10A790390280206
Payer	SENDER
Zone	2
Service Level	UPS Ground
Customer_Reference_Number	DPFG Management and Consulting
Customer_Reference_Number	Grand Haven CDD-B

Shipper
DPFG MANAGEMENT CONSULTING
250 INTERNATIONAL PKWY,
LAKE MARY, FL 32746
Marcy Scott

Receiver
Grand Haven CDD
2 N VILLAGE PKWY,
PALM COAST, FL 32137
Vanessa Stepniak

Pieces	Description	Tracking #	Weight(lbs)	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790390280206	1	$10.70
	FUEL SURCHARGE			$2.27
	DELIVERY AREA SURCHARGE			$3.95

Total Pieces	Total Weight	Total Amount
1	1	$16.92

Via UPS On 01/10/2024

Account #	W021088396
Tracking Number	1ZE10A790392851238
Payer	SENDER
Zone	2
Service Level	UPS Ground
Customer_Reference_Number	DPFG Management and Consulting
Customer_Reference_Number	Avalon Groves NB

Shipper
DPFG MANAGEMENT CONSULTING
250 INTERNATIONAL PKWY, STE 208
LAKE MARY, FL 32746
Logan Muether

Receiver
Vesta Property Services
245 RIVERSIDE AVE, STE 300
JACKSONVILLE, FL 32202
Skye Lee

Pieces	Description	Tracking #	Weight(lbs)	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790392851238	1	$10.70
	FUEL SURCHARGE			$1.66

Total Pieces	Total Weight	Total Amount
1	1	$12.36

WORLDWIDE EXPRESS

Invoice No	240114W088722
Invoice Date	01/17/2024
Account No	W021088396
Account	DPFG MANAGEMENT CONSULTING

Via UPS On 01/10/2024

Account #	W021088396
Tracking Number	1ZE10A790391157615
Payer	SENDER
Zone	2
Service Level	UPS Ground
Customer_Reference_Number	DPFG Management and Consulting
Customer_Reference_Number	Grand Haven CDD-B

Shipper
DPFG MANAGEMENT CONSULTING
250 INTERNATIONAL PKWY,
LAKE MARY, FL 32746
Marcy Scott

Receiver
Grand Haven CDD
2 N VILLAGE PKWY,
PALM COAST, FL 32137
Vanessa Stepniak

Pieces	Description	Tracking #	Weight(lbs)	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790391157615	1	$10.70
	FUEL SURCHARGE			$2.27
	DELIVERY AREA SURCHARGE			$3.95

Total Pieces	Total Weight	Total Amount
1	1	$16.92

Via UPS On 01/10/2024

Account #	W021088396
Tracking Number	1ZE10A790392902629
Payer	SENDER
Zone	2
Service Level	UPS Ground
Customer_Reference_Number	DPFG Management and Consulting
Customer_Reference_Number	Beach CDD NB

Shipper
DPFG MANAGEMENT CONSULTING
250 INTERNATIONAL PKWY, STE 208
LAKE MARY. FL 32746
Logan Muether

Receiver
BNY Mellon
4655 SALISBURY RD, STE 300
JACKSONVILLE, FL 32256
Caroline Cowart

Pieces	Description	Tracking #	Weight(lbs)	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790392902629	1	$10.70
	FUEL SURCHARGE			$1.66

Total Pieces	Total Weight	Total Amount
1	1	$12.36

WORLDWIDE EXPRESS

Invoice No	240114W088722
Invoice Date	01/17/2024
Account No	W021088396
Account	DPFG MANAGEMENT CONSULTING

Via UPS On 01/10/2024

Account #	W021088396
Tracking Number	1ZE10A790395568307
Payer	SENDER
Zone	2
Service Level	UPS Ground
Customer_Reference_Number	DPFG Management and Consulting
Customer_Reference_Number	Panther Trace 1 - B

Shipper
DPFG MANAGEMENT CONSULTING
250 INTERNATIONAL PKWY, STE 208
LAKE MARY, FL 32746
Stacy Kapnic

Receiver
Monica Vitale
5334 SANDY SHELL DR,
APOLLO BEACH, FL 33572
Monica Vitale

Pieces	Description	Tracking #	Weight(lbs)	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790395568307	1	$10.70
	FUEL SURCHARGE			$2.53
	RESIDENTIAL SURCHARGE			$5.65

Total Pieces	Total Weight	Total Amount
1	1	$18.88

Invoice Total **$107.20**

Service Invoice

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM

Invoice #: 154855

Bill to:
VESTA PROPERTY SERVICES
TISH DOBSON
250 INTERNATIONAL PKWY, STE 208
LAKE MARY, FL 32746

Long Lake Ranch
Service Address:
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558

Completed: 1/5/2024
Terms: Due upon receipt

QTY	Detail	Rate/Price	Amount
	CHANGE ORDER: REPLACE LED LIGHTS		
	REPLACE (7) EXISTING LIGHT FIXTURES WITH PENTAIR LED LIGHT FIXTURES	$7,700.00	**$7,700.00**

Thank You for calling The Pool Doctor

Parts Subtotal:	**$0.00**
Labor Subtotal:	**$0.00**
Misc. Subtotal:	**$7,700.00**
Tax:	**$0.00**
Total:	**$7,700.00**

Specializing in Pool & Spa Service, Repair, Remodeling

Return to Agenda

EXHIBIT 6

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED RECREATIONAL FACILITIES AND PARKING RULES & REGULATIONS; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the District previously adopted its *Recreational Facilities and Parking Rules & Regulations*, as revised and adopted April 7, 2022 ("Rules"); and

WHEREAS, the District now desires to amend the Rules to, among other things, amend various rental agreements.

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

SECTION 1. A Public Hearing will be held to adopt amended Rules on _____, 2024, at _____ ___.m., at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of April 2024.

ATTEST:

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")

ACTIVITY ROOM RENTAL AGREEMENT

(30 Person Capacity)

Today's Date: _____ Date reserved: _____

Type of Event: _____ Number of Guests: _____

Time Reserved: _____ to _____

o Facility Access Card Required (Non-Member coordinate access with Amenity Management)
o **Member[1]:** Up to five (5) hours: $60.00 Rental Fee and $300 Deposit
o **Non-Member[2]:** Up to five (5) hours: $110 Rental Fee and $600 Deposit

Name: _____ LLR Member? Yes or No

Address: _____

Home Phone: _____ Alternate Phone_____

Email Address: _____

Security Deposit: Date Received: _____ Amount $_____ Check # _____
If entitled to a full refund, security deposit checks will be kept for a maximum of 30 days post-event, then shredded if not picked up.

Room Rental Fee: Date Received: _____ Amount $ _____ Check #_____

I, _____, understand the use of the Activity Room is my responsibility and agree to the terms and conditions stated below.

1. Reserved times include set up and clean up time.

2. Please DO NOT arrive earlier than the specified reservation time.

3. Check-in / Check-out is required with on-site personnel.

4. Person reserving the Activity Room MUST be present for the entire event and, if a Member, supply their amenity access card to allow their Guests to access the Activity Room.

5. All Guests and minors must always be supervised.

6. The facility shall be left in the same condition it was prior to the event, which includes but is not limited to:
   a) All garbage generated is removed from the premises and may be placed in the District's dumpster. The District will provide garbage bags for replacement in garbage containers.
   b) Remove all displays, favors, helium balloons, and remnants of the event.
   c) Wipe off tables, chairs (as needed), sweep floors and mop (as needed). Renter to supply own cleaning products to wipe off tables and chairs.

[1]Terms used herein are defined in the District's Amenity Policy (hereinafter defined), which include the following terms: Member shall mean Residents, Tenets, and/or Annual Passholders.
[2]Non-Member shall mean any person who is not a member.

7. Renter must supply all party products. This includes plates, napkins, cups, etc.

8. No glitter, confetti, bird seed, rice, or silly string is allowed.

9. No smoke machines permitted.

10. Lit decorative candles are not permitted. Simple Birthday cake candles may be used but promptly distinguished (no sparklers or relighting candles).

11. Tacks, adhesive putty, scotch tape or any other wall damaging material are NOT permitted for decorating purposes. Painter's tape may be used for wall hangings and decorations. Any strings used to tie piñatas or decorations to a post must be removed entirely.

12. No wet bathing suits are permitted in the Activity Room.

13. I understand that I am responsible for any damage or change in the condition of the facility, including restrooms, caused by my Guests or event. I also agree to be responsible for the conduct of my Guests.

14. I agree to give notice of cancellation at least 5 business days in advance of the event or my rental fee may be forfeited.

15. I understand failure to uphold any portion of this agreement may result in the forfeit of my deposit, as well as any costs incurred in excess of the deposit amount. Furthermore, I understand I may lose privileges if the Rules (defined below) are not followed.

16. I understand that the reservation of the Activity Room does not include: (i) for Members, exclusive use of any of the District's other amenity facilities (e.g., pool; basketball court; tennis court) during the rental period; or (ii) for Non-Members, access to any of the District's other amenity facilities (e.g., pool; basketball court; tennis court) during the rental period. Except for the Activity Room, other Members are permitted full use of the District amenities during any such rental period. Inability to use the Activity Room due to inclement weather, maintenance, capacity restrictions, or other reasons will NOT result in the return of rental fee (as applicable), except as may be determined in the sole discretion of the Amenity Manager and/or the Board. I additionally understand in such a situation I WILL NOT be permitted to use the [Pool Pavilion or Picnic Pavilion] as an alternative space for my event.

17. LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT SUPPORTS A NO ALCOHOL POLICY.

18. I acknowledge and agree that myself, my Household, and my Guests are required to adhere to all District policies, rules, and regulations, as currently in effect and as may be amended from time to time (collectively, "Rules"), including but not limited to the rules listed herein ("Agreement Rules") and the District's Recreational Facilities and Parking Rules & Regulations ("Amenity Policy"). Failure to comply with such Rules may result in the forfeiture of the deposit. A copy of the Amenity Policy can be found on the District's website or requested from District staff.

I HAVE FULLY READ AND UNDERSTAND ALL OF THE AGREEMENT RULES CONCERNING MY FACILITY RENTAL AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT AND ACKNOWLEDGE THAT REFUSAL TO FOLLOW THESE RULES WILL RESULT IN GUESTS BEING ASKED TO LEAVE THE FACILITIES, CANCELLATION OF THE RESERVATION, AND/OR FOREFEITURE OF MY DEPOSIT.

_____ Date: _____ _____ Date: _____

Member Signature CDD Representative

[1]Terms used herein are defined in the District's Amenity Policy (hereinafter defined), which include the following terms: Member shall mean Residents, Tenets, and/or Annual Passholders.

[2]Non-Member shall mean any person who is not a member.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")

PICNIC PAVILION RENTAL AGREEMENT

(40 Person Capacity)

Today's Date: _____ Date reserved: _____ Type of Event: _____

Number of Guests: _____

Time Reserved: _____to _____

o Facility Access Card Required (Non-Member coordinate access with Amenity Management)
o **Member[1]:** Up to five (5) hours and $300 Deposit
o **Non-Member[2]:** Up to five (5) hours and $600 Deposit

Name: _____LLR Member? Yes or No

Address: _____

Home Phone: _____ Alternate Phone: _____

Email Address: _____

Security Deposit: Date Received: _____ Amount $_____ Check # _____
If entitled to a full refund, security deposit checks will be kept for a maximum of 30 days post-event, then shredded if not picked up.

I, _____, understand the use of the Picnic Pavilion is my responsibility and agree to the terms and conditions stated below.

1. Reserved times include set up and clean up time.
2. Please DO NOT arrive earlier than the specified reservation time.
3. Check-in / Check-out is required with on-site personnel.
4. Person reserving the Picnic Pavilion MUST be present for the entire event and, if a Member, supply amenity access card to allow their Guests access to the picnic pavilion area.
5. All Guests and minors must always be supervised.
6. The Picnic Pavilion shall be left in the same condition it was prior to the event, which includes but not limited to:
   a. All garbage generated is removed from the premises and may be placed in the District's dumpster. The District will provide garbage bags for replacement in garbage containers.
   b. Remove all displays, favors, helium balloons, and remnants of the event.
   c. Wipe off tables. Renter to supply own cleaning products to wipe off tables.

[1]Terms used herein are defined in the District's Amenity Policy (hereinafter defined), which include the following terms: Member shall mean Residents, Tenets, and/or Annual Passholders.
[2]Non-Member shall mean any person who is not a member.

7. Renter must supply all party products. This includes plates, napkins, cups, etc.

8. No glitter, confetti, bird seed, rice or silly string is allowed.

9. No bounce-houses/other inflatables, smoke machines, or animals permitted.

10. Lit decorative candles are not permitted. Simple Birthday cake candles may be used but promptly distinguished (no sparklers or relighting candles).

11. Tacks or any other wall damaging material are NOT permitted for decorating purposes. Painter's tape may be used for wall hangings and decorations. Nothing may be hung from a ceiling fan. Any strings used to tie balloons, piñatas or decorations to a post must be removed entirely.

12. I understand that I am responsible for any damage or change in the condition of the facility, including restrooms, caused by my Guests or event. I also agree to be responsible for the conduct of my Guests.

13. I agree to give notice of cancellation at least 5 business days in advance of the event or a portion of my security deposit may be forfeited.

14. I understand failure to uphold any portion of this agreement may result in the forfeit of my deposit, as well as any costs incurred in excess of the deposit amount. Furthermore, I understand I may lose privileges if the Rules (defined below) are not followed.

15. I understand that the reservation of the Picnic Pavilion does not include: (i) for Members, exclusive use of any of the District's other amenity facilities (e.g., pool; basketball court; tennis court) during the rental period; or (ii) for Non-Members, access to any of the District's other amenity facilities (e.g., pool; basketball court; tennis court) during the rental period. Except for the Picnic Pavilion, other Members are permitted full use of the District amenities during any such rental period. Inability to use the Picnic Pavilion due to inclement weather, maintenance, capacity restrictions, or other reasons will NOT result in the return of rental fee (as applicable), except as may be determined in the sole discretion of the Amenity Manager and/or the Board. I additionally understand in such a situation I WILL NOT be permitted to use the [Pool Pavilion or Activity Room] as an alternative space for my event.

16. LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT SUPPORTS A NO ALCOHOL POLICY.

17. I acknowledge and agree that myself, my Household, and my Guests are required to adhere to all District policies, rules, and regulations, as currently in effect and as may be amended from time to time (collectively, "Rules"), including but not limited to the rules listed herein ("Agreement Rules") and the District's Recreational Facilities and Parking Rules & Regulations ("Amenity Policy"). Failure to comply with such Rules may result in the forfeiture of the deposit. A copy of the Amenity Policy can be found on the District's website or requested from District staff.

I HAVE FULLY READ AND UNDERSTAND ALL OF THE AGREEMENT RULES CONCERNING MY FACILITY RENTAL AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT AND ACKNOWLEDGE THAT REFUSAL TO FOLLOW THESE RULES WILL RESULT IN GUESTS BEING ASKED TO LEAVE THE FACILITIES, CANCELLATION OF THE RESERVATION, AND/OR FOREFEITURE OF MY DEPOSIT.

_____ Date: _____ _____ Date: _____

Member Signature CDD Representative

[1]Terms used herein are defined in the District's Amenity Policy (hereinafter defined), which include the following terms: Member shall mean Residents, Tenets, and/or Annual Passholders.

[2]Non-Member shall mean any person who is not a member.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")

POOL PAVILION RENTAL AGREEMENT

(12 Person Capacity)

Today's Date: _____ Date reserved: _____

Type of Event: _____ Number of Guests: _____

Time Reserved: _____to _____

o Facility Access Card Required
o Up to five (5) hours: $60.00 Rental Fee and $300 Deposit

Name: _____

Address: _____

Home Phone: _____ Alternate Phone_____

Email Address: _____

Security Deposit: Date Received: _____ Amount $_____ Check # _____
If entitled to a full refund, security deposit checks will be kept for a maximum of 30 days post-event, then shredded if not picked up.

Room Rental Fee: Date Received: _____ Amount $ _____ Check #_____

I, _____, understand the use of the Pool Pavilion is my responsibility and agree to the terms and conditions stated below.

1. Only Members[1] may reserve the pool pavilion area.

2. Reserved times include set up and clean up time.

3. Please DO NOT arrive earlier than the specified reservation time.

4. Check-in / Check-out is required with on-site personnel.

5. Person reserving the Pool Pavilion MUST be present for the entire event and, the Member, supply amenity access card to allow their guests access to the pool area.

6. All Guests and minors must always be supervised.

7. The Pool Pavilion shall be left in the same condition it was prior to the event, which includes but is not limited to:
   a) All garbage generated is removed from the premises and may be placed in the District's dumpster. The District will provide garbage bags for replacement in garbage containers.
   b) Remove all displays, favors, and remnants of the event.
   c) Wipe off tables, chairs (as needed). Renter to supply own cleaning products to wipe off tables and chairs.

[1]Terms used herein are defined in the District's Amenity Policy (hereinafter defined), which include the following terms: Member shall mean Residents, Tenets, and/or Annual Passholders. Non-Member shall mean any person who is not a member.

8. Renter must supply all party products. This includes plates, napkins, cups, etc.

9. No glitter, confetti, bird seed, rice or silly string is allowed.

10. No helium balloons permitted. No Exceptions.

11. No smoke machines permitted.

12. Lit decorative candles are not permitted. Simple Birthday cake candles may be used but promptly distinguished (no sparklers or relighting candles).

13. Tacks, adhesive putty, scotch tape or any other wall damaging material are NOT permitted for use for decorating purposes. Painter's tape may be used for wall hangings and decorations. Nothing may be hung from a ceiling fan. Any strings used to tie piñatas or decorations to a post must be removed entirely.

14. I understand that I am responsible for any damage or change in the condition of the facility, including restrooms, caused by my Guests or event. I also agree to be responsible for the conduct of my Guests.

15. I agree to give notice of cancellation at least 5 business days in advance of the event or my rental fee may be forfeited.

16. I understand failure to uphold any portion of this agreement may result in the forfeit of my deposit, as well as any costs incurred in excess of the deposit amount. Furthermore, I understand I may lose privileges if the Rules (defined below) are not followed.

17. I understand that the reservation of the Pool Pavilion does not include exclusive use of any of the District's other amenity facilities (e.g., pool; basketball court; tennis court) during the rental period. Except for the Pool Pavilion, other Members are permitted full use of the District's amenities, including but not limited to the pool, during any such rental period. Inability to use the Pool Pavilion due to inclement weather, maintenance, capacity restrictions, or other reasons will NOT result in the return of rental fee, except as may be determined in the sole discretion of the Amenity Manager and/or the Board. I additionally understand in such situation I WILL NOT be permitted to use the Activity Room or Picnic Pavilion as an alternative space for my event.

18. LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT SUPPORTS A NO ALCOHOL POLICY.

19. I acknowledge and agree that myself, my Household, and my Guests are required to adhere to all District policies, rules, and regulations, as currently in effect and as may be amended from time to time (collectively, "Rules"), including but not limited to the rules listed herein ("Agreement Rules") and the District's Recreational Facilities and Parking Rules & Regulations ("Amenity Policy"). Failure to comply with such Rules may result in the forfeiture of the deposit. A copy of the Amenity Policy can be found on the District's website or requested from District staff.

I HAVE FULLY READ AND UNDERSTAND ALL OF THE AGREEMENT RULES CONCERNING MY FACILITY RESERVATION AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT AND ACKNOWLEDGE THAT REFUSAL TO FOLLOW THESE RULES WILL RESULT IN GUESTS BEING ASKED TO LEAVE THE FACILITIES, CANCELLATION OF THE RESERVATION, AND/OR FOREFEITURE OF MY DEPOSIT.

_____ Date: _____ _____ Date: _____

Member Signature CDD Representative

[1]Terms used herein are defined in the District's Amenity Policy (hereinafter defined), which include the following terms: Member shall mean Residents, Tenets, and/or Annual Passholders. Non-Member shall mean any person who is not a member.

Updated – March 2024

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