



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

Revised Agenda

- I. Call to Order/ Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – (limited to 3 minutes per individual for agenda items)
- IV. Supervisors’ Comments**
- V. Presentation of Proof of Publication(s)** [Exhibit 1](#)
- VI. Staff Reports**
 - A. Landscaping & Irrigation
 - 1. RedTree – Verbal
 - 2. RedTree Proposals (if any) [Exhibit 2](#)
 - a. Irrigation Zone Installations
 - b. Pool Equipment Planting
 - c. Pool Fence Line Planting
 - B. Aquatic Services
 - 1. Presentation of Aquatics Treatment Report [Exhibit 3](#)
 - C. District Engineer
 - D. District Counsel
 - 1. Presentation of Memo Regarding RFP for District & Amenity Management [Exhibit 4](#)
 - 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 [Exhibit 5](#)
 - B. Consideration for Acceptance – The February 2024 Unaudited Financial Statements [Exhibit 6](#)
 - C. Consideration for Acceptance – The February 2024 Operations & Maintenance Expenditures [Exhibit 7](#)

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 8](#)

1. Presentation of Memo Regarding Amenity Rule Parking Updates

[Exhibit 9](#)

IX. Supervisors’ Requests

X. Audience Comments – New Business

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

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

XII. Adjournment

EXHIBIT 1

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

The Audit Review Committee for the Long Lake Ranch Community Development District ("District") will hold an audit review committee meeting on 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

EXHIBIT 2



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.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.com / Cell phone: (727) 267-7794



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

April 1, 2024

Landscape Enhancement Proposal

For

Long Lake Ranch CDD

Attn: Sydney Viera

sviera@vestapropertyservices.com



- Remove existing Viburnum from pool equipment fenced in area
- Install 4 yards of planting mix and prepare for new planting
- Install 30 Podocarpus 7gal inside fence of pool equipment
- Includes all materials, labor, hauling and dump fees

Total: \$3,500.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.com / Cell phone: (727) 426.3679



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

April 1, 2024

Landscape Enhancement Proposal

For

Long Lake Ranch CDD

Attn: Sydney Viera

sviera@vestapropertyservices.com



- Remove existing Muhly Grass
- Install 2 yards of planting mix and prepare for new planting
- Install 120 Society Garlic 1gal to fence line
- Install 2 yards Coco Mulch
- Includes all materials, labor, hauling and dump fees

Total: \$2,250.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.com / Cell phone: (727) 426.3679

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.

EXHIBIT 4

TO: Board of Supervisors (“Board”)
 Long Lake Ranch Community Development District (“District”)
FROM: Sarah R. Sandy
DATE: April 2, 2024
RE: District and Amenity Management Scope of Services – Written Update

The below chart reflects responses received to date since the Request for Proposals for District and Amenity Management services (“RFP”) was originally distributed on February 13, 2024. Any changes since my Memo to the Board on March 2, 2024, are noted in *red*.

Company Name	Confirmed Receipt	Additional Comments (if any)
POTENTIAL PROPOSERS		
Access Management	No ¹	<i>Completed site inspection on 3/23</i>
Breeze Homes	Yes	Completed site inspection on 2/26
Evergreen Lifestyle Management	Yes	
Inframark	Yes	
Vesta Property Services	Yes	
Melrose Lifestyle Services	No ²	Delivery Failure Notification
VENDORS THAT DECLINED		
Arch Amenities Group (formerly WTS)	Yes	Declined to Submit
Castle Group	Yes	<i>Declined to Submit</i>
Governmental Management Services, LLC	Yes	Declined to Submit
Halifax Solutions	Yes	Declined to Submit
PFM Group Consulting, LLC	Yes	<i>Declined to Submit</i>
Rizzetta & Company, Inc.	Yes	<i>Declined to Submit based on Board feedback</i>
Wrathell Hunt & Associates, LLC	Yes	Declined to Submit

As a reminder, based on the Board’s direction provided at your March 7, 2024, meeting, the remaining RFP timeline is as follows:

EVENT	DATE
Proposals Due <i>(59 Days after RFP available; Kutak to circulate to Board by COB 4/12)</i>	Fri., April 12 th @ 12 p.m.
Special Board Meeting: Presentations & Interviews + Selection <i>2 weeks to review proposals</i>	Thurs., April 25 th @ 6 p.m.
Regular Board Meeting (May): Cont. Selection Process <i>(if needed)</i>	Thurs., May 2 nd @ 6 p.m.

¹ No response received. No delivery failure notification either.

² Delivery failure notification received on response to 2/13/2024 email. Attempted to find alternative contacts, including reaching out to general email address for company; however, no response has been received to date.

EXHIBIT 5

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community
5 Development District was held on Thursday, March 7, 2024 at 6:18 p.m. at the Long Lake Amenity Center,
6 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

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

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

9 Present and constituting a quorum were:

10 Bill Pellan	Board Supervisor, Chairman
11 Heidi Clawson	Board Supervisor, Vice Chairwoman
12 John Twomey	Board Supervisor, Assistant Secretary
13 Darrell Thompson	Board Supervisor, Assistant Secretary

14 Also, present were:

15 Sydney Viera	District Manager, Vesta District Services
16 Sarah Sandy (<i>via phone</i>)	District Counsel, Kutak Rock LLP
17 Pete Lucadano	RedTree Landscaping
18 John Burkett	RedTree Landscaping
19 Matt Olsen	RedTree Landscaping
20 Doug Ruhlig	Community Manager
21 Rob Brown	Owner, Finn Outdoor
22 Jack Archer	Resident, HOA Representative
23 Janine Scully	Resident

24
25 *The following is a summary of the discussions and actions taken at the March 7, 2024 Long Lake Ranch*
26 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
27 *request by emailing PublicRecords@vestapropertyservices.com.*

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

29 Mr. Pellan led all present in reciting the Pledge of Allegiance.

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

32 Mr. Archer asked about adding additional circuits to the amenity facilities for event rentals versus
33 the residents having to rent generators for their events. He also asked for clarification on the rules
34 and process for hiring vendors for events on CDD property. Discussion ensued.

35 Ms. Scully noted that the irrigation schedule was off. Discussion ensued.

36 **The meeting moved to items A. 1 & 2 under the Eighth Order of Business – Business Items,**
37 **at this time.**

38 **FOURTH ORDER OF BUSINESS – Supervisors’ Comments**

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

40 **SIXTH ORDER OF BUSINESS – Staff Reports**

41 A. Landscaping & Irrigation

42

- 43 1. Exhibit 2: Red Tree Report
44 Mr. Burkett, Mr. Lucadano, and Mr. Olsen gave an update on the landscaping and irrigation
45 work. Discussion ensued regarding new plantings as well as irrigation issues that may be
46 causing an increase in the bills.
- 47 2. Red Tree Proposals (if any)
48 **This item was not originally on the agenda.**
49 Consideration of RedTree Dog Park & Foxtail Sod Proposal
50 Discussion ensued.

51 On a MOTION by Mr. Pellan, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board approved
52 the RedTree Dog Park & Foxtail Sod Proposal to be replaced sooner rather than later, in the amount of
53 \$992.00, for the Long Lake Ranch Community Development District.

- 54 **This item was not originally on the agenda.**
55
56 Consideration of RedTree Irrigation Proposal
57
58 This item was tabled until further notice.
59
60 Discussion ensued regarding updates on irrigation between the CDD and the HOA.

61
62 B. Aquatic Services

- 63 1. Exhibit 3: Presentation of Aquatics Treatment Report
64
65 There being no comments, questions, or concerns, the next item followed.

66 C. District Engineer

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

68 D. District Counsel

- 69 1. Exhibit 4: Presentation of Memo Regarding RFP for District & Amenity Management

70 Ms. Sandy provided a status update of the process. Discussion ensued regarding the
71 timeline as well as various issues around the District that needed to be addressed.

72 E. Clubhouse Manager

- 73 1. Exhibit 5: Presentation of Clubhouse Manager Report

74 Discussion ensued regarding issues within the community that needed to be addressed as
75 well as communication from Amenity Management regarding staffing.

76 F. District Manager

77 There being none, the next item followed.

78 **SEVENTH ORDER OF BUSINESS – Consent Agenda**

79 Discussion ensued regarding the financials and the invoices.

80

81

- 82 A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
83 Held February 1, 2024

84 On a MOTION by Ms. Clawson, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board approved
85 the Minutes of the Board of Supervisors Regular Meeting Held February 1, 2024, for the Long Lake Ranch
86 Community Development District.

- 87 B. Exhibit 7: Consideration for Acceptance – The November 2023 Unaudited Financial Report
88 This item was tabled until further notice.

- 89 C. Exhibit 8: Consideration for Acceptance – The November 2023 Operations & Maintenance
90 Expenditures

91 This item was tabled until further notice.

- 92 D. Exhibit 9: Consideration for Acceptance – The December 2023 Unaudited Financial Report
93 This item was tabled until further notice.

- 94 E. Exhibit 10: Consideration for Acceptance – The December 2023 Operations & Maintenance
95 Expenditures

96 This item was tabled until further notice.

97 Discussion ensued regarding the January financials and invoices.

- 98 F. Exhibit 11: Consideration for Acceptance – The January 2024 Unaudited Financial Report
99 This item was tabled until further notice.

- 100 G. Exhibit 12: Consideration for Acceptance – The January 2024 Operations & Maintenance
101 Expenditures

102 This item was tabled until further notice.

103 **The meeting moved to Item B. 6. Exhibit 16 under the Eighth Order of Business – Business**
104 **Items, at this time.**

105 **EIGHTH ORDER OF BUSINESS – Business Items**

106 **This item was presented out of order after the Third Order of Business – Audience**
107 **Comments.**

- 108 A. Exhibit 13: Presentation & Consideration of Big Lake Drainage Proposals

109 On a MOTION by Mr. Twomey, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board approved
110 the Finn Outdoor Big Lake Drainage Proposal, in the amount of \$20,625.00, for the Long Lake Ranch
111 Community Development District.

- 112 1. Exhibit 14: Finn Outdoor

113 Mr. Brown presented his proposal for the project. Discussion ensued.

- 114 2. Exhibit 15: Site Masters

115 **The meeting moved back to the Fifth Order of Business – Staff Reports.**

- 116 B. Exhibit 16: Consideration of Visual Enhancements Painting Proposal

117 This item was tabled until additional quotes could be provided.

118

119 **NINTH ORDER OF BUSINESS – Supervisors’ Requests**

120 Ms. Viera presented the questions submitted by Mr. Smith. Discussion ensued.

121 Mr. Twomey asked for clarification on the ethics training. Discussion ensued. He also expressed
122 concerns regarding communication from District Management.

123 **TENTH ORDER OF BUSINESS – Audience Comments – New Business**

124 There being none, the next item followed.

125 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: April 4, 6:00 PM**

126 All 4 Supervisors in attendance indicated that they would be able to attend the next meeting,
127 scheduled for April 4, 2024, in person, constituting a quorum. Supervisor Smith was not present to
128 confirm his attendance.

129 **TWELFTH ORDER OF BUSINESS – Adjournment**

130 Ms. Viera asked for final questions, comments, or corrections before requesting a motion to adjourn
131 the meeting. There being none, Mr. Twomey made a motion to adjourn the meeting.

132 On a MOTION by Mr. Twomey, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board adjourned
133 the meeting at 9:01 p.m. for the Long Lake Ranch Community Development District.

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

137 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
138 **meeting held on April 4, 2024.**

139
140

Signature

Signature

141

Printed Name

Printed Name

142 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 6

Long Lake Ranch
Community Development District

Financial Statements
(Unaudited)

Preliminary

February 29, 2024

Long Lake Ranch CDD
Balance Sheet
February 29, 2024

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Debt Service 2014</u>	<u>Debt Service 2015</u>	<u>Debt Service 2016</u>	<u>TOTAL</u>
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	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	VARIANCE	% Actual
	Month of	Month of	Month of	Month of	Month of	Total Actual	Amended	Over (Under)	YTD /
	October	November	December	January	February	Year-to-Date	Budget	to Budget	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	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	VARIANCE	% Actual
	Month of	Month of	Month of	Month of	Month of	Total Actual	Amended	Over (Under)	YTD /
	October	November	December	January	February	Year-to-Date	Budget	to Budget	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	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	VARIANCE	% Actual
	Month of	Month of	Month of	Month of	Month of	Total Actual	Amended	Over (Under)	YTD /
	October	November	December	January	February	Year-to-Date	Budget	to Budget	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 Invoice: 31197 (Reference: Service Call 08.18.23.) Invoice: 31205		28,760.00	642,663.72
10/02/2023	100228	DCSI, Inc " Security & Sound"	(Reference: Service Call 08...		1,418.50	641,245.22
10/02/2023	100229	GHS LLC	Invoice: 2023-452 (Reference: Aquatic Maintenance - Sep 2023.) Invoice: 3282409 (Reference: Legal Svcs - Aug 2023.) Invoice:		2,460.00	638,785.22
10/02/2023	100230	Kutak Rock LLP	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.) Invoice: 21697 (Reference: Annual Website/PDF Service, Oct 2023-Sep		125.00	623,266.62
10/10/2023	100232	Innersync	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.) Invoice: 413515 (Reference: Monthly Mgmt. Fee.) Invoice: 413516		2,315.00	611,624.28
10/12/2023	100239	Vesta District Services	(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.) Invoice: 21916 (Reference: Signage Repairs - Foxwood/Cornuta St &		765.00	577,174.78
10/24/2023	100244	Romaner Graphics	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.) Invoice: 3297673 (Reference: Legal Svcs - Sep 2023.) Invoice: 3297672		1,875.00	571,354.37
11/06/2023	100250	Kutak Rock LLP	(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

Long Lake Ranch CDD Check Register - FY2024

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 ... Invoice: 30835 (Reference: Fountain Motor Replacement.) Invoice:		2,610.00	642,107.61
11/16/2023	100258	Blue Water Aquatics, Inc.	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 Invoice: 44 (Reference: Professional Services through November 5, 2023.		1,124.11	631,974.49
11/20/2023	100260	Johnson Engineering, Inc.) Invoice: 415074 (Reference: October?23 Fees.) Invoice: 415093 (Reference: May 2023 Amenity Ma...		637.50	631,336.99
11/20/2023	100261	Vesta Property Services, Inc.	18981 Long Lake Ranch Blvd 09/19/ -10/19/23		20,377.65	610,959.34
11/20/2023	ACH112023	Pasco County Utilities Services Branch	Arbitrage Services		170.67	610,788.67
11/21/2023	1509	LLS Tax Solutions Inc.	Admin + Incidental Fees 2015 A-1 & A-2		650.00	610,138.67
11/21/2023	1510	US Bank	Deposit	91,751.60	4,040.63	606,098.04
11/21/2023						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.) Invoice: 3311982 (Reference: General Legal Matters - thru 10.10.23.)		76.56	697,406.50
11/27/2023	100263	Kutak Rock LLP	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 Check Register - FY2024

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
			Invoice: 15585 (Reference: Monthly Grounds Maintenance.) Invoice:			
12/11/2023	100268	RedTree Landscape Systems	15623 (Reference: Arbor Car...)		22,175.00	2,549,231.60
			Invoice: 415273 (Reference: Amenity Mgmt Svcs - Dec 2023.) Invoice:			
12/11/2023	100269	Vesta Property Services, Inc.	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
			Invoice: 15781 (Reference: Irrigation repairs 11/1/23.) Invoice: 15808			
12/21/2023	100274	RedTree Landscape Systems	(Reference: Installati...		8,285.25	2,528,348.37
			Invoice: 415868 (Reference: Monthly Mgmt. Fee.) Invoice: 415808			
12/21/2023	100275	Vesta District Services	(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
			Invoice: 3327878 (Reference: Legal Fees re: Monthly Meetings - Nov			
01/02/2024	100277	Kutak Rock LLP	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

Long Lake Ranch CDD Check Register - FY2024

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.) Invoice: 2023-622 (Reference: Monthly Aquatic Maintenance - Dec 2023.)		694.00	557,584.80
01/12/2024	100279	GHS LLC)		2,460.00	555,124.80
01/12/2024	100280	RedTree Landscape Systems	Invoice: 15960 (Reference: Monthly Maintenance - Jan 2024.) Invoice: 416268 (Reference: Monthly Clubhouse Fees - Dec 2023.)		13,675.00	541,449.80
01/12/2024	100281	Vesta Property Services, Inc.	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.) Invoice: 46 (Reference: General Engineering Services - Project 20192175-000.)		70.00	529,083.95
01/23/2024	100286	Johnson Engineering, Inc.	Invoice: 16042 (Reference: Irrigation Repairs 12.12.23.) Invoice: 16015 (Reference: Irrigation Repairs 12.01.23.)		382.50	528,701.45
01/23/2024	100287	RedTree Landscape Systems	Invoice: WC0594 (Reference: Storm cleanup surcharge (Large pool).)		113.50	528,587.95
01/23/2024	100288	Vesta Property Services, Inc.	Invoice: WC0595 (Reference: Storm cleanup surcharge (Foxtail pool).)		35.00	528,552.95
01/23/2024	100289	Vesta Property Services	Invoice: 16156 (Reference: Irrigation Repairs 01.02.24.)		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 (Ref		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

EXHIBIT 7

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

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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 - ... 1540010 · Utilities - ...	-3,541.05 -1,873.01	3,662.36 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

3:37 PM

03/21/24

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" Number:

Account Number: 7167188
 Invoice Date: 250387000
 Direct Inquiries To: 12/22/2023
 Phone: Audette, James J
 (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.
 "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 250387000 250387001 250387002 250387003 250387004
 In This Relationship:

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

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



INVOICE

BILL TO

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

INVOICE # 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 DDPG 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.com
877.372.8477

Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

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

Billing summary

Previous Amount Due	\$13,469.67
<i>Payment Received Dec 19</i>	-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

Collective account number **9300 0001 2497**

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

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.79
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	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 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 DPGF MC
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5030

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

88930000012497000660000000000000055995400005414063



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



duke-energy.com
877.372.8477

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

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	
		Gross Receipts Tax 0.77	\$0.79
		Total	\$30.79
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 16.02	
	Meter Number: 915209	Energy Charge 5.66	
	Bill Period: Dec 02	Fuel Charge 3.15	
	- Jan 02	Asset Securitization Charge 0.13	\$30.00
	Present Read: 1649	Minimum Bill Adjustment 5.04	
	Previous Read: 1589		
	Billed Usage: 60		
	Billed kWh 60.000		
		Regulatory Assessment Fee 0.02	
		Gross Receipts Tax 0.77	\$0.79
		Total	\$30.79
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 16.02	
	Meter Number: 4465473	Energy Charge 149.57	
	Bill Period: Dec 02	Fuel Charge 83.32	
	- Jan 02	Asset Securitization Charge 3.33	\$252.24
	Present Read: 72844		
	Previous Read: 71256		
	Billed Usage: 1588		
	Billed kWh 1588.000		
		Regulatory Assessment Fee 0.19	
		Gross Receipts Tax 6.47	\$6.66
		Total	\$258.90
910089595996 LONG LAKE RANCH COMM DEV DIS O SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge 1.70	
	Bill Period: Dec 02	Energy Charge 92.51	
	- Jan 02	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	
		Gross Receipts Tax 5.26	\$6.44
		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)		Customer Charge	16.02	\$30.00
	Meter Number:	8246383	Energy Charge	4.24	
	Bill Period:	Dec 02	Fuel Charge	2.36	
		- Jan 02	Asset Securitization Charge	0.09	
	Present Read:	936	Minimum Bill Adjustment	7.29	
Previous Read:	891				
Billed Usage:	45				
Billed kWh	45.000				
			Regulatory Assessment Fee	0.02	\$0.79
			Gross Receipts Tax	0.77	
			Total		\$30.79
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	\$309.84
	Meter Number:	1049785	Energy Charge	186.04	
	Bill Period:	Dec 02	Fuel Charge	103.63	
		- Jan 02	Asset Securitization Charge	4.15	
	Present Read:	75559			
Previous Read:	73584				
Billed Usage:	1975				
Billed kWh	1975.000				
			Regulatory Assessment Fee	0.23	\$8.18
			Gross Receipts Tax	7.95	
			Total		\$318.02
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	\$255.22
	Meter Number:	4451364	Energy Charge	151.45	
	Bill Period:	Dec 02	Fuel Charge	84.37	
		- Jan 02	Asset Securitization Charge	3.38	
	Present Read:	81311			
Previous Read:	79703				
Billed Usage:	1608				
Billed kWh	1608.000				
			Regulatory Assessment Fee	0.19	\$6.74
			Gross Receipts Tax	6.55	
			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)		Customer Charge	16.02	\$267.12
	Meter Number:	2778290	Energy Charge	158.99	
	Bill Period:	Dec 02	Fuel Charge	88.57	
		- Jan 02	Asset Securitization Charge	3.54	
	Present Read:	81004			
Previous Read:	79316				
Billed Usage:	1688				
Billed kWh	1688.000				
			Regulatory Assessment Fee	0.20	\$7.05
			Gross Receipts Tax	6.85	
			Total		\$274.17
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	16.02	\$30.00
	Meter Number:	8263689	Energy Charge	3.11	
	Bill Period:	Dec 02	Fuel Charge	1.73	
		- Jan 02			



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	
		Gross Receipts Tax 0.77	\$0.79
		Total	\$30.79
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 16.02	
	Meter Number: 8246382	Energy Charge 5.28	
	Bill Period: Dec 02 - Jan 02	Fuel Charge 2.94	
	Present Read: 714	Asset Securitization Charge 0.12	
	Previous Read: 658	Minimum Bill Adjustment 5.64	\$30.00
	Billed Usage: 56		
	Billed kWh 56.000		
		Regulatory Assessment Fee 0.02	
		Gross Receipts Tax 0.77	\$0.79
		Total	\$30.79
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 16.02	
	Meter Number: 4470114	Energy Charge 7.73	
	Bill Period: Dec 02 - Jan 02	Fuel Charge 4.30	
	Present Read: 1093	Asset Securitization Charge 0.17	
	Previous Read: 1011	Minimum Bill Adjustment 1.78	\$30.00
	Billed Usage: 82		
	Billed kWh 82.000		
		Regulatory Assessment Fee 0.02	
		Gross Receipts Tax 0.77	\$0.79
		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	
	Present Read: 1038	Asset Securitization Charge 0.09	
	Previous Read: 997	Minimum Bill Adjustment 7.88	\$30.00
	Billed Usage: 41		
	Billed kWh 41.000		
		Regulatory Assessment Fee 0.02	
		Gross Receipts Tax 0.77	\$0.79
		Total	\$30.79
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	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	
	Bill Period: Dec 02 - Jan 02	Fuel Charge 9.55	
			\$43.10

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	Fuel Charge	112.55	
		- Jan 02	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	Fuel Charge	3.73	
		- Jan 02	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	Fuel Charge	203.32	
		- Jan 02	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	Fuel Charge	38.78	
		- Jan 02	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
		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 Energy Charge Fuel Charge Asset Securitization Charge	16.02 364.51 203.06 8.13
		Regulatory Assessment Fee	0.44
		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 Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	16.02 4.24 2.36 0.09 7.29
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.77
		Total	\$30.79
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 2775809 Bill Period: Dec 02 - Jan 02 Present Read: 261 Previous Read: 257 Billed Usage: 4 Billed kWh 4.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	16.02 0.37 0.21 0.01 13.39
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.77
		Total	\$30.79
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Dec 02 - Jan 02 SV FLAGLER ACR 9500L 490	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge SV FLAGLER ACR 9500L SV FLAGLER ACR 9500L 16 DEC CNCRT W/DEC BS/ WSHNGTN	1.70 20.21 23.91 0.30 155.30 18.40 121.30
		Regulatory Assessment Fee	0.25
		Gross Receipts Tax	1.18
		Total	\$341.12
		Total	\$1.43



duke-energy.com
877.372.8477

Billing details - continued

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



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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WAYS TO PAY YOUR BILL

 frontier.com/signupforautopay

 **800-801-6652**

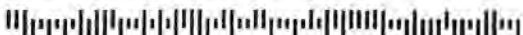
MyFrontier app



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



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

RECEIVED JAN 22 2024



Date of Bill
Account Number

1/15/24
813-406-4423-061521-5

CURRENT BILLING SUMMARY

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

Qty Description 813/406-4423.0

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





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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TO PAY
YOUR
BILL**



[frontier.com/
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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



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LONG LAKE RANCH

Page 3 of 4

Date of Bill
Account Number

1/15/24
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

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

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

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

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 pascoeasy pay.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 DPGF
 250 INTERNATIONAL 208 PARKWAY APT SUITE
 LAKE MARY FL 32746

PASCO COUNTY UTILITIES
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 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139

013078005092928041976159440000072887



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 NEW PORT RICHEY, FL 34656-2139

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 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

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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 DPGF
 250 INTERNATIONAL 208 PARKWAY APT SUITE
 LAKE MARY FL 32746

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013078005092809061982418430000501813



PASCO COUNTY UTILITIES
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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 pascoeasyay.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 DPGF
 250 INTERNATIONAL 208 PARKWAY APT SUITE
 LAKE MARY FL 32746

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

013078005092872571982419530000161891



January 2024 Statement

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

Account: 4798 5101 7897 7613



Visa® Community Card

Elan Financial Services
BUS 30 ELN

1-866-552-8855

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



0047985101789776130001376230001376233

Automatic Payment

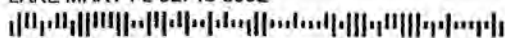
24-Hour Elan Financial Services: 1-866-552-8855

- to pay by phone
- to change your address

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.

000015265 01 SP 000638643185016 P Y

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





January 2024 Statement 12/27/2023 - 01/24/2024
 LONG LAKE RANCH CDD (CPN 002333750)

Page 2 of 3.

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*TK73D1142 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



January 2024 Statement 12/27/2023 - 01/24/2024
 LONG LAKE RANCH CDD (CPN 002333750)

Elan Financial Services (1-866-552-8855

Page 2 of 3

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 Mktg 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 Mktg US*RT29460M0 Amzn.com/bill WA	\$9.99	1560180
01/10	01/09	8036	AMZN Mktg US*TK73D1142 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	\$31.27	1580060
01/18	01/17	9853	LOWES #02238* LUTZ FL	\$36.60	1580060
01/22	01/19	7469	AMZN Mktg US*R84WR4NJ1 Amzn.com/bill WA	\$46.67	1580090
01/22	01/21	5835	AMZN Mktg US*R61ZP91X1 Amzn.com/bill WA	\$100.77	1580105
01/22	01/20	8909	AMZN Mktg 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	

20112027

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



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

2 of: Poolzilla 3 Pack Pool Ladder Replacement Step, Stainless Steel Treaded Design, 18.35" x 1.9"

Price
\$49.99

Sold by: Poolzilla ([seller profile](#))
Supplied by: Poolzilla ([seller profile](#))

Condition: New

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

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

Price
\$13.59

Sold by: LaixiSY ([seller profile](#))
Supplied by: Other

Condition: New

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

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)

Price
\$45.99

Sold by: ZW USA Inc ([seller profile](#))
Supplied by: ZW USA Inc ([seller profile](#))

Condition: New



LOWE'S HOME CENTERS, LLC
 21500 STATE RD 54
 LITTLE ROCK, FL 32240 (813) 343-5020

- SALE -
 SALES#: 52280JH 475040 TRANS#: 971031722 12-27-23

15489 OR PEPPER 20-FL OZ	2.50
1262078 MONSTER ULTRA VIOLET	2.80
93646 E1N 15A 120V CO/ALR 2H 10	8.40
SUBTOTAL: 13.70	
TOTAL TAX: 0.80	
INVOICE TOTAL: 14.50	
VISA: 13.70	

VISA: *****6433 AMOUNT: 13.70 AUTHID: 177212
 CARD REFID: 22360897562 12/27/23 12:21:43
 CUSTOMER CODE: 00
 TUN : 000000000
 TSI : 6800 AID : 0000000031010

STORE: 2230 TERMINAL: 00-12/27/23 12:21:23
 # 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

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

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 * ENTER FOR A CHANCE TO BE *
 * ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
 * ENTREE EN EL SORTEO MENSUAL *
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 * *
 * ENTER BY COMPLETING A SHORT SURVEY *
 * WITHIN ONE WEEK AT: www.lowes.com/survey *
 * Y O U R I D #770976 223033 613264 *
 * *
 * NO PURCHASE NECESSARY TO ENTER OR WIN. *
 * VOID *
 * *WINNERS AT: www.lowes.com/survey *
 * *****
 * TERMINAL: 0 12/27/23 12:22:23

THREE RIVERS ARCHERY
 1001 10th St
 Three Rivers, MI 49086
 269-246-1111
 www.threeriversarchery.com

Receipt of 12/29/2011
 For Sale/Exc 4:01:50 pm
 Tax 0.00
 Staff 0.00
 Device 0.00

PRODUCT	PRICE	QTY	TOTAL
Gaddeback	5199.99	1	5199.99
Apple			
LTE			
iPhone 5s			
Total Qty			1

Sub Total 5199.99
 Tax 0.00
 Total 5199.99

PAYMENT BY: VENDOR ACCOUNT
 AMOUNT 5199.99

Thank you for shopping with us
 REC80000121.F11P.1111

Give us feedback @ survey.walmart.com
Thank you! ID #:7TKD4KBP05W



WM Supercenter
813-949-4238 Mgr. SHANE
1575 LAND O LAKES BLVD
LUTZ FL 33549
ST# 00986 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 814F3CD946688AFE
TERMINAL # 22855517
*No Signature Required
01/02/24 10:12:23



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01/02/24 10:12:30

OH THANK HEAVEN
FOR 7-ELEVEN
7-ELEVEN
TID : 88874216381
01/03/2024 13:34:35

19123 WINGSHOOTER W
LUTZ, FL
STORE: 42183
PHONE: 727-789-9884

VISA
*****4833
REF :14346833588
AUTH :213823

PUMP		\$
GRADE		9UL
GALLONS		5.123
PRICE/GAL		\$ 2.979

TOTAL FUEL \$ 15.26

VISA CREDIT
AID: A888888831818
TC: FB971FB80289842F
COMPLETION
Entry: Chip

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

THANKS FOR
YOUR BUSINESS

Amazon.com order number: 113-2220538-00243-03
Order Total: \$43.98

Shipped on January 7, 2024

Items Ordered

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

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

Price
\$10.99

Condition: New

1550010

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 \$9.99
Rearview Mirror, Thick Gauge (0.2"/0.5 mm), by Better Office Products (Red)

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

Credit Card transactions

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

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

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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

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 profit)

Supplied by: Other

Condition: New

180
1560190

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
<hr/>	
Total before tax:	\$17.99
Estimated tax to be collected:	\$0.00
<hr/>	
Grand Total:	\$17.99

Credit Card transactions

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

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56 TAMPA SCP DIST.
9216 PALM RIVER RD STE 201
TAMPA, FL 33619-4478
Phone 813-823-5333
Fax 813-821-9821

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

842-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	SHQ-QTY	B/O	PRICE	EXTENSION
1	SPG-101-2717		12717 30MFD 370V ROUND RUN CAPACITOR ALT-8574412717	EA	1	1	1	0	24.13	24.13
2	VAK-601-7792		38929 FLOAT ASSY	EA	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

We 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.coccard.com/blank> and conditions.

SIGNATURE: JASON INZINGA (414A)

SIGNATURE

RECEIVED BY

ATTN: 238476 - Dept Name: 10078 - PO BOX 211 - BRANDON, FL 33511
P: SB003874 - Invoice Date: 01/17/24 - 10:00 AM EST

Send To:
SCP DISTRIBUTORS LLC
DEPT. 40594
PO BOX 850001
GULF BLDG, FL 32986-0594



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

- SALE -

SALES#: 52238KND 2366224 TRANS#: 107134933 01-17-24

452383 6-FL 02 BLUE LAVA	11.68
246945 BTR 6-CT 80 GRIT DRYWALL	6.38
22909 2-IN SCH40 BUSHING 437249	3.12
4853 5-GAL LOVES BUCKET-ENCORE	9.96
2 @ 4.98	
351124 1-TN 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 : 8080008000
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



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LOVES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
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* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.Loves.com/survey *
* YOUR ID #815321 223840 171541 *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.Loves.com/survey *



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

- SALE -

SALES#: 522380JB 4750840 TRANS#: 31867538 01-23-24

518731 18-24 NSTD FLT PIL 2-CT -	1.47
259841 20-25 BASIL FLIR FILTRATE	5.97
SUBTOTAL: 11.44	
TOTAL TAX: 0.00	
INVOICE 7755 TOTAL: 11.44	
VISA: 11.44	

VISA: XXXXX XXXX4633 AMOUNT: 11.44 AUTHCD: 113244
TAP REFID:223810565440 01/23/24 12:44:27
CUSTOMER CODE: NA
TVR : 8080008000
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.Loves.com/survey *
* YOUR ID #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.Loves.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

1 of: 16x24x1, Percisionaire Ez Flow II Front Panel Merv 4, 10055.011824, Pack12

Price
\$46.67

Sold by: MaxWarehouse (seller profile)

Supplied by: Other

Condition: New

1580090

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

Credit Card transactions

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

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

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

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1/31/24, 11:36 AM
amazon.com

Amazon.com - Order 113-9795884-2112203

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

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* **Price** \$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

Credit Card transactions

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

Visa ending in 4633: January 20, 2024: \$100.77

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

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1/31/24, 11:38 AM
amazon.com

Amazon.com - Order 113-3816709-1206662

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 \$39.87
Sold by: Brighter Ventures (seller profile)
Supplied by: Brighter Ventures (seller profile)

Condition: New

1580150

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

Item(s) Subtotal: \$239.82
Shipping & Handling: \$0.00

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

Total before tax: \$239.82
Estimated tax to be collected: \$0.00

Grand Total: \$239.82

Credit Card transactions

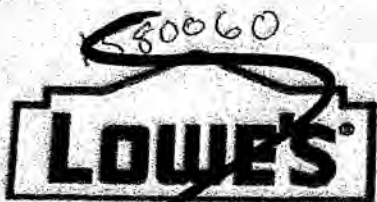
Visa ending in 4633: January 20, 2024: \$239.82

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6 of 17 pages





LOVE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 945-9020

- SALE -

SALES#: S22380JB 2366224 TRANS#: 107134933 01-17-24

452983 8-FL 02 BLUE LAVA	1.50
246945 6TR 6-CT 80 GRIT DRYVALL	5.98
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: 22380JB2892 01/17/24 14:11:53
CUSTOMER CODE: NA
TUR: 808000000
TSI: 6800 AID: 8000000003010

STORE: 2238 TERMINAL: 00 01/17/24 14:12:09
OF ITEMS PURCHASED: 6
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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LOVE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 945-9020

- SALE -

SALES#: S22380JB 4750840 TRANS#: 31867538 01-23-24

510731 18-24 NSTD FLT PML 2-CT	5.47
259841 20-25 BASIC FLTR FILTRATE	5.97
SUBTOTAL: 11.44	
TOTAL TAX: 0.00	
INVOICE 77565 TOTAL: 11.44	
VISA: 11.44	

VISA: XXXXXXXXXXXX4633 AMOUNT: 11.44 AUTHCD: 113284
TAP REFID: 223810565440 01/23/24 12:44:27
CUSTOMER CODE: NA
TUR: 000000000
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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ENTER BY COMPLETING A SHORT SURVEY
WITHIN ONE WEEK AT: www.lowes.com/survey

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



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



BILL TO

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

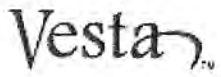
DATE	PLEASE PAY	DUE DATE
02/01/2024	\$13,675.00	02/01/2024

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.



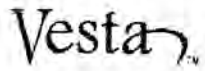
Invoice

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

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

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

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



Resident Services Invoice

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

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

Bill To

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

Description	Quantity	Rate	Serial/lot Numbers	Amount	Tax Code
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



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

Invoice

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

To:

Long Lake Ranch CDD
 DPGF 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: efgroup@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

KUTAK ROCK LLP

Long Lake Ranch CDD
January 30, 2024
Client Matter No. 12123-1
Invoice No. 3342206
Page 2

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

KUTAK ROCK LLP

Long Lake Ranch CDD
January 30, 2024
Client Matter No. 12123-2
Invoice No. 3342209
Page 2

TOTAL FOR SERVICES RENDERED	\$2,060.00
TOTAL CURRENT AMOUNT DUE	<u>\$2,060.00</u>



Invoice

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

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

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

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



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 02/01/2024

Invoice # 416864

Bill To

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

In Reference To:

Monthly contracted management fees, as follows:

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

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

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



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
<hr/>	
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	<input checked="" type="checkbox"/> Fountain / Aeration <input checked="" type="checkbox"/> Special Service Agreement
Equipment Used	<input checked="" type="checkbox"/> Bass Boat
D/Oxygen	N/A
Water Level	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/](https://legals.businessobserverfl.com/send-payment/)

Paid
Total ()

\$65.63

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

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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

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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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/](https://legals.businessobserverfl.com/send-payment/)

Paid ()
Total \$102.81

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

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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 \$1,289,483.35 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

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

Amount

\$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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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

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

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

Invoice 16376



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	2	1.00	2.00
Drip tee			
Sales	8	0.50	4.00
Drip coupler			
Sales	1	1.00	1.00
Drip 90			
Sales	5	1.00	5.00
Drip line, per foot			
Sales	16	0.30	4.80
maxi nozzle			
Sales	2	5.50	11.00
maxi jet			
Sales	3	1.50	4.50
Flex, per foot			
Sales	2	0.50	1.00
1/2" PVC coupler			
Sales	1	0.50	0.50
1/2" PVC 90			
Sales	8	0.25	2.00
soil staple			
Sales	1	55.00	55.00
Labor - technician			

TOTAL DUE \$90.80

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

Invoice 16375



BILL TO

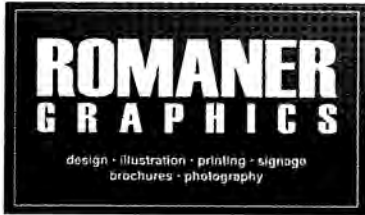
Long Lake Ranch Community
Development District
250 International Parkway, Suite 208
Lake Mary, FL 32746 USA

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



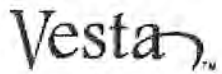
20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

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,



Invoice

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

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

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



Invoice

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

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

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

Description	Quantity	Rate	Amount
Monthly Maintenance-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 <u>Manager@LongLakeRanchClub.Com</u> 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			

Payment Details

- Cash
 Check
 Net 15 #VALUE!

SubTotal \$135.00

Taxes State

TOTAL \$135.00

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

Date 01/31/2024
Invoice # 417254

Bill To

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

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



2700 COMMERCE ST, 15TH FLOOR
DALLAS, TX 75226

The above address is for correspondence only.

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

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	
\$	

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

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

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



Questions?

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

Customer Name: DPGF MANAGEMENT CONSULTING
Invoice Number: 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 DPGF 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



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

Via UPS On 01/05/2024

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

Shipper
 DPGF 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_N DPGF Management and Consulting
 umber
 Customer_Reference_N GrandHaven B
 umber

Shipper
 DPGF 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



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

Via UPS On 01/08/2024

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

Shipper
 DPGF 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_N DPGF Management and Consulting
 umber
 Customer_Reference_N Avalon Groves NB
 umber

Shipper
 DPGF 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



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

Via UPS On 01/10/2024

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

Shipper
 DPFM 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_N DPFM Management and Consulting
 umber
 Customer_Reference_N Beach CDD NB
 umber

Shipper
 DPFM MANAGEMENT
 CONSULTING
 250 INTERNATIONAL PKWY, STE
 208
 LAKE MARY, FL 32746
 Logan Muelher

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



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

Via UPS On 01/10/2024

Account #	W021088396	Shipper	DPFG MANAGEMENT CONSULTING	Receiver	Monica Vitale
Tracking Number	1ZE10A790395568307		250 INTERNATIONAL PKWY, STE 208		5334 SANDY SHELL DR, APOLLO BEACH, FL 33572
Payer	SENDER		LAKE MARY, FL 32746		Monica Vitale
Zone	2		Stacy Kapnic		
Service Level	UPS Ground				
Customer_Reference_N umber	DPFG Management and Consulting				
Customer_Reference_N umber	Panther Trace 1 - B				

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

EXHIBIT 8

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.

¹Terms 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.

²Non-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.

¹Terms 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.

²Non-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: _____
Member Signature

_____ Date: _____
CDD Representative

¹Terms 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.

²Non-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 Members¹ 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.

¹Terms 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: _____
Member Signature

_____ Date: _____
CDD Representative

¹Terms 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.

Long Lake Ranch Community Development District



Recreational Facilities and Parking Rules & Regulations

Adopted on October 2, 2014
Revised on March 5, 2015;
April 16, 2015;
October 7, 2015;
February 16, 2016;
November 5, 2020
April 7, 2022
March 8, 2024

**Recreational Facilities
Rules & Regulations**

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Recreational Facilities and Parking Rules & Regulations

General

In accordance with Chapters 190 and 120 of the Florida Statutes, and on [April 7, 2022] at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Long Lake Ranch Community Development District (“District”) adopted the following rules to govern its recreational facilities, parking, and parking enforcement. This rule repeals and supersedes all prior rules governing the same subject matter.

The District has adopted these Rules and Regulations (“Rules”) for the safety and security of the District and its Members (as defined herein). The Board may modify these Rules from time to time as needed.

Violations of the Rules are subject to verbal warnings, written warnings, suspension and further actions taken as outlined in the Rules and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

Definitions

All capitalized terms shall have the meanings as defined herein.

Adult – An individual eighteen (18) years of age, or older.

Amenity Access Cards – Cards are issued to eligible Members that meet the requirements contained in these Rules strictly for the use of the individual to access the Recreational Facilities in accordance with the Rules. The cards will be issued at the activity center and will contain a photo of the family cardholder.

Amenity Manager – On-site member of the Staff responsible for managing the District’s Community Facilities

Annual Pass – an annual pass may be purchased by a non-Resident or non-Tenant of the District at a cost of \$2,000.00 each per Household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and penalties as Residents within the District.

Annual Passholder – any person who is the holder of an Annual Pass.

Board of Supervisors or Board – the Board of Supervisors of the Long Lake Ranch Community Development District.

Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.

Community Facilities – All areas included in the Recreational Facilities and Common Areas.

District Management or District Manager – Those agents and representatives of the management firm hired by the District.

District Staff or Staff – Those individuals employed by District Management or the amenities' management firm hired by the District such as Amenity Manager, pool attendants, and maintenance personnel.

Guest(s) – Any person who is accompanying a Member to the Community Facilities. A Member shall be responsible for all Guests within the Community Facilities. All Members shall remain with their Guests at all times. The Amenity Manager may make accommodations as necessary for unaccompanied Guests. Approvals must be received in advance and are at the discretion of the Amenity Manager. Solely as it relates to the rental of Community Facilities, Guest(s) shall also refer to any person attending a Member of Non-Member's private function pursuant to the Community Facility Rental Policies provided herein.

Household – shall mean a residential unit or a group of individuals residing within a Member's home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon District's request, proof of residency for individuals over the age of eighteen (18) years may be required by driver's license or state or federal issued form of identification, including a signed affidavit of residency.

Member – Shall mean Residents, Annual Passholders and/or Tenants.

Motorized Vehicle – A motorized vehicle is any type of vehicle that is powered by means other than human power (typically electric or gasoline engine), and includes, but is not limited to passenger vehicles, commercial vehicles of any kind, trucks, limousines, recreational vehicles, tractors, go-carts, golf carts, motorcycles, motor scooters, electric bikes, all-terrain vehicles ("ATV") or any other related form of transportation devices.

Non-Member – Shall mean any person who is not a Member.

Parked – A vehicle or vessel left unattended by its owner or user.

Properties – Shall mean and refer to that certain real property located within the District boundaries, and such addition thereto as may hereafter be brought within the boundaries of the District.

Recreational Facilities– Includes the swimming pool facilities, activity center, playground, restrooms, basketball, pickleball and tennis courts, dog park, community dock and lake trail.

Resident –any person or Household owning property within the District's boundaries.

Rules– Any written rules or regulations adopted, implemented or published by the District or its Board of Supervisors at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, agents and contractors within the Properties.

Tenant – A lessee of a dwelling within the District who has had the Resident’s privileges under these Rules transferred pursuant to these Rules.

Tow-Away Zone – District property in which parking is prohibited and where the District is authorized to initiate a towing and/or removal action.

Vehicle – any mobile item which normally uses wheels, whether motorized or not.

Vessel – Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

Conduct Code

Improper conduct, obscenities, verbal or physical threats by Members and/or Guests will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for their family and Guests.

All users of the Community Facilities are expected to conduct themselves properly with due consideration for fellow Members, Guests and Staff. The Amenity Manager has the authority to discipline within the Rules any person for conduct, which in their opinion tends to endanger the welfare, interest or character of the District, as well as for the violations of the specific Rules of the District.

As stated in the Rules, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct, which serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others and cause them to fear for their physical well-being may be reported to the local law enforcement agency.

Anyone who observes a violation of these Rules shall bring the matter to the attention of any Staff on duty or to District Management. Members are discouraged from trying to enforce the Rules on their own.

Staff and fellow Members and Guests are to be treated in a courteous and considerate manner. No member of Staff shall be reprimanded or harassed in any way by a Member. All complaints regarding services rendered by any Staff member must be made to the Amenity Manager or District Management.

Members shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff members.

Lease Procedures and Transfer of Privileges

Residents who rent or lease residential units in the District shall have the right to designate the Tenant of a residential unit as the beneficial users of the Resident's privileges to use the Community Facilities, subject to requirements stated herein.

Resident shall provide a completed Assignment of Use Form to the Amenity Manager designating and identifying the Tenant(s) who shall hold the beneficial usage rights, submitting with such notice the Tenant's proof of residency (i.e., a copy of the lease agreement).

Tenant(s) who are designated by Resident as the beneficial user of the Resident's rights to use the Community Facilities shall be entitled to the same rights and privileges to use the Community Facilities as the Resident, subject to all these Rules.

A Tenant may not transfer privileges to another person. Upon transfer of privileges to a Tenant, Resident shall no longer has any privileges to use Community Facilities until such time that the Amenity Manager is notified of termination of transfer and the Amenity Access Cards for the Tenants are returned. In the event a home is sold, the Residents' Amenity Access Cards are to be turned in to the Amenity Manager. The card will be deactivated and reissued to the new Resident.

Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Amenity Staff may ask to inspect proper identification and those persons not showing it maybe required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each Member Household is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given. Guests must be accompanied at all times by a member of the Member Household who is 18 years old or older and must

obtain a Guest pass from the Amenity Manager. Members 12-14 years of age may not have Guests unless they are accompanied by an Adult. Members 15-17 years of age may have one Guest.

3. Members and Guests may use the Recreational Facilities as follows:

- a. Each Member Household will be issued two (2) Amenity AccessCards. These cards are for use by the cardholder only.
- b. The card is used to access the swimming pool facility, tennis court, playground, park restrooms, and the open park and/or trail gates. Age restrictions apply.
- c. When you use the Amenity Access Card, your name and time of entry are registered.
- d. Your card is your responsibility. If you misplace your card please contact Staff immediately so that the card can be deactivated.
- e. Replacement cards will be issued at a charge of \$25 per card.
- f. Hours for the Community Facilities are posted at the entrance to each facility and are sunrise to sunset. Pasco County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
- g. When applying for an Amenity Access Card, the Member must present a State-issued identification (e.g., driver's license, birth certificate, or passport), along with proof of ownership (e.g., a copy of the Resident's Warranty Deed or signed settlement pages). Each Member is required to sign an Amenity Access Card Agreement to obtain access cards. Tenants must provide a copy of their lease and of the Assignment of Use form, each signed by the Resident and Tenant.
- h. Shirts and shoes are to be worn in the Recreation Facilities, except the swimming pool area.
- i. Wet bathing suits are not allowed to be worn inside the Activity Center.
- j. Profanity, bullying, and/or disruptive behavior will not be tolerated.
- k. No vandalizing of Community Facilities.
- l. Anyone fourteen (14) years old or younger must be accompanied by an Adult while at the swimming pool facilities and dog park. Anyone eleven (11)

years old or younger must be accompanied by an Adult while at all other Recreational Facilities.

- m. Diving or flips into the lake from the community dock or from the pool deck into the swimming pool is not allowed.
 - n. No fighting.
 - o. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
 - p. With the exception of a community sponsored event where alcoholic beverages are permitted, Members or Guest(s) may not bring or consume alcoholic beverages within the Community Facilities. No one is allowed to bring or consume alcoholic beverages within the Community Facilities. Members or Guests who are under the influence of alcoholic beverages or illegal drugs will not be permitted on District premises and if present will be asked to leave the premises immediately.
 - q. Use of alcohol, tobacco products, vaping, marijuana, illegal drugs and paraphernalia is prohibited.
 - r. No pets (except for service animals as defined by Florida Law) will be allowed in the Activity Center, the swimming pool area, or other posted areas. With the exception of the Dog Park, all pets must be on a leash at all times when on any Common Areas.
 - s. Community Facilities shall be used only for the purpose for which they are designed.
 - t. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed. Violations may result in suspension of amenity privileges.
 - u. Call 911 in the event of an emergency.
4. Community property may not be altered or removed from any Community Facility without written consent of the Board of Supervisors, District Manager, or Amenity Manager.
5. **COMMON AREAS:** The District owns and maintains various Common Areas throughout its boundary including, but not limited to stormwater lakes, landscape tracts, and other common areas. The Common Areas shall be used only for their intended purpose and as contemplated herein. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris, or unsightly materials will be permitted on Common Areas. Any misuse, unauthorized use, or

damage (whether intentional or unintentional) to the Common Areas shall be deemed a violation of these Rules and may result in suspension from the Community Facilities and/or termination of privileges for Members in accordance with the section "Violation of Rules" herein.

6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family and/or Guests.
7. In accordance with the Florida Clean Indoor Air Act, smoking and vaping are prohibited within the Community Facilities.
8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.
9. Programs may be offered at the Recreational Facilities for Members' participation. These programs may have a cost for participation. All instructors are independent contractors that must be approved, certified, insured and must have a contractual agreement with the District.
10. With the exception of a community sponsored events, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.
11. Sports equipment may be borrowed from the Clubhouse office, provided that an Amenity Access Card is left at the office to ensure the return of the equipment. Members will be required to pay for the replacement of any equipment they damage or lose. Management may suspend all amenity privileges in accordance with the Violation of Rules and Regulations herein provided until the matter is resolved.
12. Motorized Vehicles are prohibited on District Common Areas, including but not limited to stormwater pond banks and landscape buffers, and the lake trail. Notwithstanding the prior sentence, District Staff, employees and vendors/consultants are authorized to use Motorized Vehicles on District Common Areas and the lake trail as needed in relation to work conducted on behalf of the District.

Community Facility Rental Policies

Members and non-Members may reserve for rental the multi-purpose room located in the Activity Center and the Tennis/Pickleball Court for private events/play. Reservation of the Tennis/Pickleball Court is specifically addressed in the section regarding the Tennis/Pickleball Court. Reservation of the pavilion area within the Park (as hereinafter

defined) is specifically addressed in the section regarding Playground Rules. The following is particular to the Activity Center. The daily Guest limits referenced in these Rules shall not apply to Guests attending a Member's private function. Members and non-Members interested in reserving the multi-purpose room should contact the Amenity Manager regarding the anticipated date and time of the event to determine availability. Community Facilities are not available for reservation when those facilities have been otherwise reserved for use by the District or HOA, Master Association.

1. *Available Facilities:* The following Community Facilities are available for private rental for up to five (5) total hours (including set-up and post-event cleanup), at the following rates:

- Activity Room in Activity Center
 - Reservation by the District or the Long Lake Ranch HOA, Master Association – no charge
 - Reservation by Members - \$60.00
 - Reservation by non-Members - \$110.00
 - Reservation by other governmental unit - \$60.00

No alcohol may be served or consumed on District property, including during private events. The Member or non-Member renting any portion of the Community Facilities shall be responsible for any and all damage and costs to repair arising from the rental.

2. *Reservations:* Members and non-Members interested in making a reservation must submit to the Amenity Manager a completed Use Application. At the time of submission, two (2) checks from the Member's or non-Member's personal checking account or money orders (no cash) in the Member's or non-Member's name made out to the *Long Lake Ranch Community Development District* should be submitted to the Amenity Manager. One (1) check should be in the amount of the room rental fee referenced above and the other check should be in the amount of a deposit (see subsection 4. below). The Amenity Manager will review the Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed in writing to the District's Board of Supervisors for consideration. For consideration, all written appeals should be delivered to the District Manager.

3. *Staffing:* When Staff is required at a private event, Members shall be required to pay for the Staff at a rate to be determined by the Amenity Manager.

4. *Deposit:* As stated above, private rental of the multi-purpose room in the Activity Center requires a deposit according to the following schedule at the time the reservation is approved:

- Reservation by the District or the Long Lake Ranch HOA, Master Association – no deposit required

- Reservation by Members - \$300.00
- Reservation by non-Members - \$600.00
- Reservation by other governmental unit - \$100.00

To receive a full refund of the deposit, and to avoid cleaning charges following a private rental, the following must be completed:

- a. Ensure that all garbage generated by the private rental is removed from the premises and placed in the District's dumpster.
- b. Remove all displays, favors or remnants of the event.
- c. Restore the furniture and other items to their original position.
- d. Wipe off tabletops, etc.
- e. Ensure that no property has been removed from the rented premises.
- f. Ensure that no damage has occurred to the rented premises and/or any property in the Activity Center.

The Amenity Manager shall determine the amount of deposit to return, if any. Deposit checks will be returned only to the individual who completed the Use Application or to a party designated by such individual at the time of submittal of the Use Application.

5. *Adherence to Rules.* Members and non-Members and their Guests are required to adhere to all Rules. Failure to comply with such Rules may result in the forfeiture of the deposit. The Member or non-Member who made and paid for the reservation must attend the full five hours of the rental.
6. *Additional Cleaning.* If additional cleaning of rented facilities is required, the Member or non-Member reserving the facility will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Members and non-Members may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.
7. *General Policies:*
 - a. The volume of live or recorded music must not violate applicable Pasco County noise ordinances .
 - b. Event Liability coverage may be required on a case- by- case basis in the sole discretion of the Board of Supervisors.
 - c. Members may reserve only one five-hour rental block at a time and no more than one rental area at a time. Members and Non-Members are allowed up to four area rentals per calendar year.

Community Dock and Lakes

1. Swimming is not permitted in any of the stormwater ponds within the District, inclusive of the lake

2. The operation of motorized watercraft upon the stormwater ponds within the District, inclusive of the lake, is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. The operation of non-motorized watercraft is allowed solely upon the waterbodies identified in the "Fishing and Boating Area Map" attached hereto as **Exhibit A**. The location of permissible points of entry and exit for non-motorized watercraft is identified on the Map.
4. Diving, running and/or flipping off of the dock is not allowed.
5. Glass containers are not allowed on the dock or near the lake.
6. Anyone eleven (11) years old or younger must be accompanied by an Adult Member at all times.
7. Use of alcohol, tobacco products, vaping, marijuana, illegal drugs and paraphernalia are prohibited on the dock.
8. Items left on the dock or near the lake after dusk will be kept in the Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
9. Call 911 in the event of an emergency.
10. Community Dock and lake hours are from sunrise to sunset.

Fishing

1. The District ponds and other stormwater management facilities ("Ponds") primarily function as retention Ponds to facilitate the District's treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. Fishing shall be catch and release **only**.
2. Fishing in the District's stormwater ponds is prohibited except: (1) by Members in those designated areas identified in the Fishing and Boating Area Map attached hereto as **Exhibit A**; and (2) by Members directly behind such Members' own lots (i.e., outside of the designated fishing areas identified in **Exhibit A**. Fishing behind a home other than your own is not permitted). Permitted fishing areas may be subject to change.
3. The District's Ponds are subject to environmental permits; therefore, the policies provided herein related to the Ponds may be subject to change in accordance with such permits.

4. Call 911 in the event of an emergency.

Dog Park Rules (the "Dog Park") – Use of the dog park is at your own risk

1. Dogs must be on leashes at all times, except within the Dog Park area.
2. Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
3. Dog handler must have the leash with them at all times.
4. Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
5. Dogs must be vaccinated and must wear a visible rabies and license tag at all times.
6. Limit three dogs per Adult dog handler.
7. Puppies under four months of age may not enter the Dog Park.
8. Children fourteen (14) years old and younger must be accompanied by a parent or adult while within the Dog Park area.
9. Dog handlers are responsible for the behavior of their animals.
10. Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
11. Female dogs in heat are not permitted in the Dog Park.
12. Food of any kind is prohibited inside the Dog Park.
13. Dog handlers must clean up any dog droppings made by their pets.
14. Dog handlers are responsible for any damages caused by their dogs in the dog park.
15. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
16. Only licensed and insured dog trainers will be permitted to provide training at the Dog Park. Members must register any trainer with the District prior to working with the dog. Failure to register a dog trainer is a violation of District Rules and may result in the suspension of amenity privileges.

17. Use of alcohol, tobacco products, vaping, marijuana, illegal drugs and paraphernalia is prohibited in the Dog Park.
18. The Dog Park area is equipped with closed-circuit surveillance cameras.
19. Call 911 in the event of an emergency.
20. Incident Reporting:
 - a. Members are required to report any incident involving a Member and/or a Members' dog, the injury of a person or dog, and/or the infraction of any District policy to the Amenity Manager or District Manager within 24 hours of the incident to create an Incident Report. Any violation of District Rules may result in suspension or termination of amenity privileges as described in the section "Violation of Rules" herein.
 - b. The report of an incident shall include the name and address of the person reporting, the date and time of the incident, the location on District property where the incident occurred, and a description of the incident.
 - c. Contact information for the District Manager or Amenity Manager can be found on the District's website at <https://www.longlakeranchcdd.org/>
21. Dog Park hours are from sunrise to sunset.

Lake Trail

1. There are six (6) access points for the lake trail. Members are prohibited from altering any District property adjacent to or abutting their homes to provide for an additional point of access to the lake trail.
2. Pedestrians have the right-of-way.
3. Call 911 in the event of an emergency.
4. Allow other walkers, runners, bikers, or skateboarders who may be following to safely pass on your left.
5. Bicycles and skateboards are allowed on the trail. Bikers and skateboarders should stay to the left when passing pedestrians.
6. Children eleven (11) years old and younger must be accompanied by an Adult at all times.

7. The fence which surrounds the lake trail is the property of the District and may not be removed or altered in any way.
8. Motorized Vehicles are prohibited on the lake trail, except for District Staff, employees and vendor/consultants as needed in relation to work conducted on behalf of the District.
9. Lake Trail hours are from sunrise to sunset.

Playground Rules (the "Park")

1. Park hours are from sunrise to sunset.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in the Park.
5. Alcoholic beverages are not allowed in the Park or on any District property.
6. Use of vaping, tobacco products, marijuana, illegal drugs and paraphernalia is prohibited in the Park.
7. Use of profanity and/or disruptive behavior will not be tolerated.
8. Report violators, damaged equipment, and unsafe conditions to the Amenity Manager.
9. Call 911 in the event of an emergency and inform the Amenity Manager and District Manager.
10. The Park is equipped with closed-circuit surveillance cameras.
11. Members and non-Members may reserve the Pavilion within the Park for private events/play. The daily Guest limits referenced in these Rules shall not apply to guests attending a private function; however, guests of private events shall be limited to forty (40) individuals. Members and non-Members interested in reserving the Pavilion should contact the Amenity Manager regarding the anticipated date and time of the event to determine availability. All parties must provide a completed Use Application to the Amenity Manager and a refundable deposit. The reservation time is limited to five (5) hours. Members and non-Members are responsible for all clean-up and disposal of items related to the private event.
12. *Reservations:* Members and non-Members interested in making a reservation must submit to the Amenity Manager a completed Use Application. At the time of

submission, one (1) check or money order (no cash) from the Member or non-Member applying for the reservation made out to the Long Lake Ranch Community Development District shall be submitted to the Amenity Manager in the amount of the deposit (see subsection a. below). The Amenity Manager will review the Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed in writing to the District's Board of Supervisors for consideration. For consideration, all written appeals should be delivered to the District Manager.

- a. *Deposit.* As stated above, reservation of the Pavilion in the Park requires a deposit according to the following schedule at the time the reservation is approved:
 - Reservation by the District or the Long Lake Ranch HOA, Master Association – no deposit required
 - Reservation by Members - \$300.00
 - Reservation by non-Members - \$600.00
 - Reservation by other governmental unit - \$100.00
- b. To receive a full refund of the deposit the following must be completed:
 - Ensure that all garbage generated by the private party is removed from the premises and placed in the District's dumpster.
 - Remove all displays, favors or remnants of the event.
 - Wipe off tabletops.
 - Ensure that no damage has occurred to the Pavilion or the Playground.

The Amenity Manager shall determine the amount of deposit to return, if any. Deposit checks will be returned only to the individual who completed the Use Application or to a party designated by such individual at the time of submittal of the Use Application.

Swimming Pool Facility (the "Pool Facilities")

1. The Pool Facilities are open from sunrise to sunset.
2. Amenity Access Cards must be readily available to Staff when using the Pool Facilities.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. Children fourteen (14) years old and younger must be accompanied by an Adult at all times while using the Pool Facilities.

5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Pasco County and the State of Florida.
6. Proper swimming attire must be worn while using the Pool Facilities. No thong swimwear is permitted at the Pool Facilities.
7. Use of vaping, tobacco products, marijuana, illegal drugs and paraphernalia are prohibited in the Pool Facilities.
8. No diving is allowed.
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobics equipment.
11. No running or rough housing is allowed in the swimming Pool Facilities.
12. No animals with the exception of qualified service animals are allowed within the Pool Facilities.
13. Alcohol is prohibited at the Pool Facilities.
14. No glass containers of any kind are allowed in the Pool Facilities.
15. Radios and/or "boom boxes" may not be played at the pool. All portable electronic devices are allowed if headphones are used.
16. Food and beverages are prohibited within four (4) feet of the pool and on the pool wet deck area as established by the Florida Department of Health.
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.
18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool. All pool furniture must be returned to its original position after use. Please close umbrellas after use.
19. Items left in the Pool Facility after dusk will be kept in Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
20. The Pool Facility cannot be rented for parties or other group functions, except as provided below.

21. Any person swimming after the Pool Facilities are closed may be suspended from the Pool Facilities for the remainder of the year and is subject to trespassing charges.
22. Call 911 in the event of an emergency.
23. The Pool Facilities are equipped with closed circuit surveillance cameras.
24. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

Pool Parties

1. All parties shall be limited to the area of the Pool Facility designated by the Amenity Manager. Unauthorized pool parties are not permitted.
2. All parties must be booked in advance through the Amenity Manager, which the Amenity Manager may approve in his/her sole discretion. Certain dates may be unavailable for parties, as determined in the Amenity Manager's discretion. Only Members can book a pool party.
3. The party is limited to a maximum of twelve (12) people for up to five (5) hours (including set-up and post-event cleanup).
4. For every five (5) children who are five (5) years old and younger at least one adult must be present.
5. All paper goods, including decorations, plates, cups, etc., trash, and food must be removed at the end of the party from the Pool Facility.
6. All food and gift wrap must be kept away from the pool.
7. Tables must be wiped down thoroughly at the end of the party.
8. No balloons, silly string, glitter, confetti or other messy party favors are permitted.
9. Member's fees for pool parties are as follows:
 - a. Reservation: \$60.00
 - b. Security Deposit: \$300.00

10. All other Rules provided in the Community Facility Rental Policies shall also apply to Pool Parties. To the extent any provisions in this section conflict with the provisions of the Community Facility Rental Policies, this section shall control.

Tennis/Pickleball and Basketball Court

1. The tennis and pickleball courts can be accessed with the Amenity Access card.
2. Play is on a first come, first served basis unless an event has been planned using these areas or the area is reserved in accordance with the provisions of this section.
3. Proper tennis attire is required while on the courts, such as sportswear and tennis shoes/sneakers.
4. Profanity and/or disruptive behavior are not permitted.
5. No rollerblades, skateboards, bicycles, children's motorized vehicles or similar equipment are allowed on the tennis/pickleball or basketball courts. The tennis/pickleball and basketball courts may only be utilized for their intended purpose of tennis/pickleball and basketball, respectively.
6. Glass containers are not allowed in the tennis/pickleball or basketball court areas.
7. Alcohol, vaping, tobacco products, marijuana, illegal drugs, and paraphernalia are prohibited on the tennis/pickleball or basketball courts.
8. Portable radios and/or "boom boxes" are not allowed in the tennis/pickleball or basketball areas. All portable electronic devices are allowed if headphones are used.
9. No pets, except for service animals are allowed on the basketball or tennis/pickleball courts.
10. Any Member eighteen (18) years or older may (one time per month) reserve a tennis/pickleball court at no fee for doubles (4 players) or both courts (8 players). Time is limited to ninety (90) minutes. Requests must be submitted to the Amenity Manager at least one (1) week in advance in order to give other Members proper notice of a reservation.
11. Tennis/Pickleball and Basketball Court hours are from sunrise to sunset.

Violation of Rules

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules established for the safe operations of the Community Facilities.

Violations of the Rules are subject to verbal warnings, written warnings, suspension and further actions taken as outlined in the Rules and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

1. *Suspension of Rights.* The District, through its Board of Supervisors, District Manager, and/or Amenity Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behavior:
 - a. Submits false information on any application for use of the Community Facilities;
 - b. Permits the unauthorized use of an Amenity Access Card;
 - c. Exhibits unsatisfactory behavior or appearance;
 - d. Fails to pay amounts owed to the District in a proper and timely manner;
 - e. Fails to abide by any District Rule contained herein;
 - f. Treats the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;
 - g. Damages or destroys District property;
 - h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests;
 - i. Uses the Recreation Facilities after such facilities are closed;
 - j. Is arrested while on District property.
2. Incident Reporting
 - a. In the case of an emergency or injury, call 911 immediately, then contact the Amenity Manager and/or the District Manager.
 - b. Members who are involved in any incident or accident while on District property must report the incident or accident to the Amenity Manager and

to the District Manager for the purpose of creating an Incident Report within 24 hours of the incident or accident. Incidents on District property involving violation(s) of District Rules and/or involving injury to another Member, Guest, or pet may result in suspension from the Community Facilities and/or termination of privileges for Members in accordance with this section, "Violation of Rules".

- c. The report of an incident on District property shall include the name and address of the Member reporting, the date and time of the incident, the location on District property where the incident occurred, and a description of the incident.
 - d. Contact information for the District Manager or Amenity Manager can be found on the District's website at <https://www.longlakeranchcdd.org/>
3. *Authority of Amenity Manager.* The Amenity Manager or his or her designee has the ability to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. The Amenity Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed the number of days until the next advertised meeting of the Board of Supervisors.
 4. *Authority of District Manager.* The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed the number of days until the next advertised meeting of the Board of Supervisors. Any such person will have the right to appeal the imposition of the restriction, suspension, or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager before the next meeting of the Board of Supervisors.
 5. *Legal Action; Criminal Prosecution.* If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

Parking

1. *Introduction:* This Rule authorizes parking in designated areas and the towing/removal of unauthorized vehicles and vessels parking on District property designated as Tow-Away Zones, which are identified on **Exhibit B** attached hereto.
2. *Designated Parking Areas:* Vehicles and vessels may be parked on District property only as indicated on **Exhibit B**, and as set forth below:

- a. **DISTRICT AND COUNTY ROADWAYS.** Please refer to Chapter 316, *Florida Statutes*, and Sections 70 and 106, Pasco County Code of Ordinances, for laws related to authorized and unauthorized parking of vehicles or vessels on District and County roadways.
- b. **AMENITIES AREAS.** Vehicle parking is permitted for Members, Guests and District Staff, employees and vendors/consultants only during the hours set forth below. **ABSENT AN APPLICABLE EXCEPTION AS SET FORTH HEREIN, THERE IS NO PARKING IN THE AREAS IDENTIFIED BELOW EXCEPT WITHIN THE STATED HOURS:**

AMENITY PARKING AREA	HOURS
Activity Center on Long Lake Ranch Boulevard	7:00 AM to 11:00 PM
Foxtail Amenity Center on Lake Waters Place	7:00 AM to 11:00 PM

- c. **COMMON PARKING SPACES IN TOWNHOME NEIGHBORHOODS.** Vehicle parking is permitted for Guests and for District Staff, employees and vendors/consultants only, in relation to active projects or construction/maintenance-related activities in the common parking spaces in the Townhome Neighborhoods that are denoted with hash marks on **Exhibit B** attached hereto. No other parking, including, but not limited to, parking of Member-owned vehicles, are permitted in these spaces at any time.
 - d. **OTHER DISTRICT COMMON AREAS.** Vehicle parking is permitted for District Staff, employees and vendors/consultants only, in relation to active projects or construction/maintenance-related activities. No other parking is permitted in these areas at any time.
3. *Establishment of Tow-Away Zone.*
- a. **DISTRICT TOW-AWAY ZONES.** All District property in which parking is prohibited as set forth in Section 2 herein, either entirely or during specific hours, or is otherwise identified in **Exhibit B** attached hereto, is hereby declared a Tow-Away Zone. To the extent that parking on District property is only prohibited during specific hours, that portion of District property shall only be considered a Tow-Away Zone during the period of time in which such parking is prohibited.
 - b. **DISTRICT AND COUNTY ROADWAYS.** In the event that Members or Guests are parking on District or County roadways in contravention of state

law and/or local ordinances, the District Manager shall contact the Pasco County Sheriff's Office to enforce such parking regulations

4. *Exceptions.*

- a. **VENDORS/CONTRACTORS.** The District Manager may authorize vendors/consultants in writing to park company vehicles without charge and in order to facilitate District business. All vehicles so authorized must be identified by a vendor window pass or have company vehicle signage clearly visible.

5. *Towing/Removal Procedures.*

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations in the areas identified in Section 3 herein, and shall identify the hours in which the area is designated as a Tow-Away Zone, if applicable, in accordance with section 715.07, *Florida Statutes*.
- b. **TOWING AND REMOVAL AUTHORITY.** To effect towing/removal of a vehicle or vessel, the District Manager must verify that the subject vehicle or vessel was not authorized to park under this Rule during the period in question, and then must contact a firm authorized by Florida law to tow/remove vehicles and vessels for the removal of such unauthorized vehicle or vessel at the owner's expense. The vehicle or vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and vessels from the District's Tow-Away Zones in accordance with Florida law and with the policies set forth herein.

6. *Parking at Your Own Risk.* Vehicles or vessels may be parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or vehicles or vessels.

7. *Sovereign Immunity.* Nothing herein shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28, *Florida Statutes*, or applicable statutes or law.

EXHIBIT A

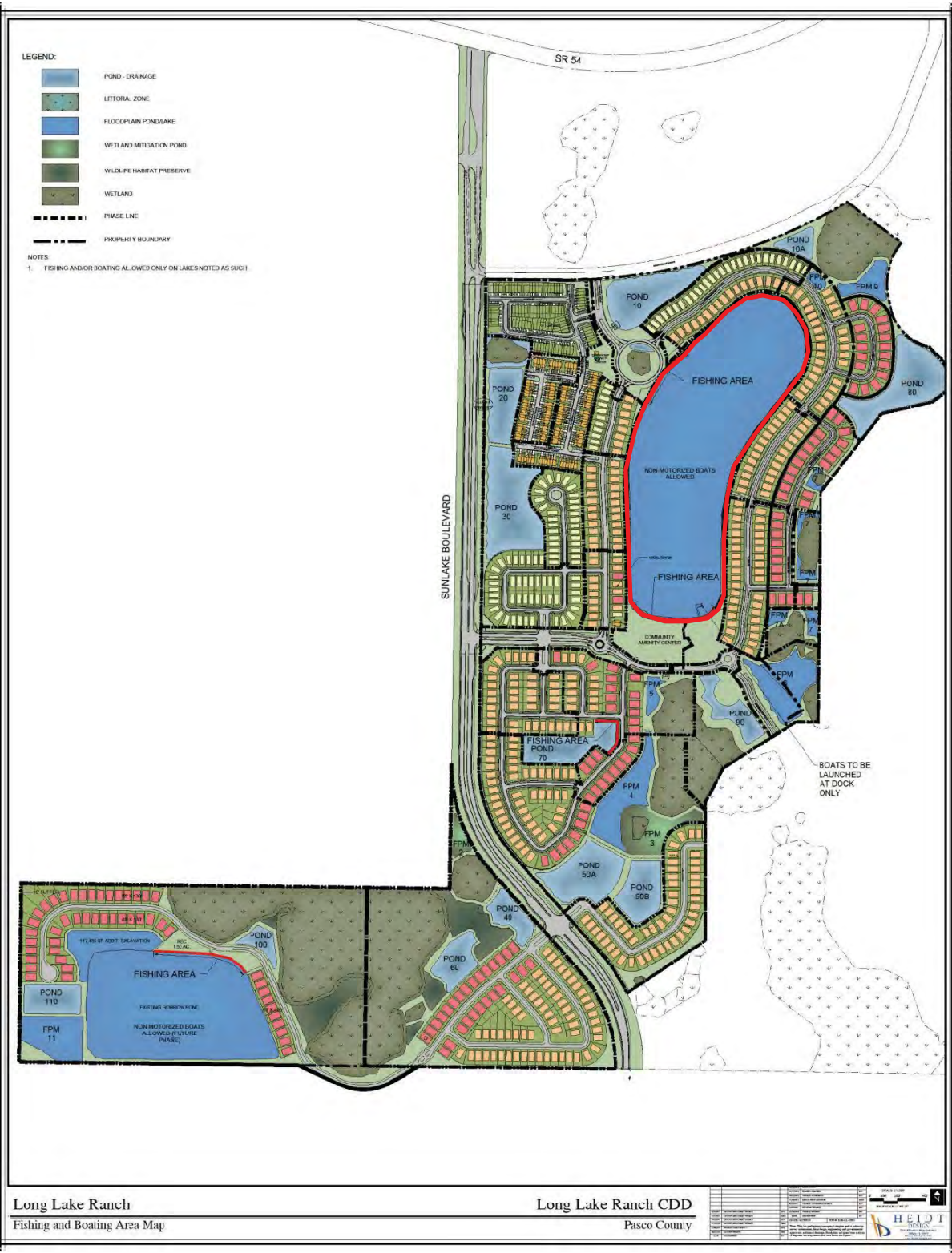


EXHIBIT 9

**TO: Board of Supervisors (“Board”)
Long Lake Ranch Community Development District (“District”)**
FROM: Sarah R. Sandy
DATE: April 2, 2024
RE: Recreational Facilities and Parking Rules & Regulations – Additional Changes to Parking Rules

In addition to the changes in the District’s Recreational Facilities and Parking Rules & Regulations (“Rules”) worked on by Supervisor Clawson over the past few months, there are some additional changes and updates to the parking portion of the rules that they may want to consider. The below summarizes those changes:

- Revising the names of the Exhibits – switching the current Exhibit A (Boating map) to Exhibit B, and the current Exhibit B to Exhibit A (Tow Zone Maps A-1, A-2, & A-3). Will help reduce confusion since the Tow Zone Maps are identified on them as A-1, A-2, & A-3.
- Adding language that the Tow Away Zones in the Townhomes Area (i.e., Parking Exhibits A-1 & A-2)
- The following portion of the Townhome Parking Policy Enforcement Procedures prepared by Tish in March 2023, which are not currently included in the parking section of the Rules:

Townhome Parking Policy Enforcement Procedures

1. Notification to the Foxtail residents regarding the designated “Guest Parking Only” that coincides with the Long Lake Ranch Facilities and Parking Rules Regulations.
2. Residents will be required to register their vehicles with the Clubhouse Manager. Each vehicle registered will be issued a bar code sticker that is to be adhered to the lower left corner of the rear windshield (Driver’s side). *New residents will receive the bar code sticker at time of access card registration.

First Violation: A Parking Violation Notice, in a form similar to **Exhibit C** attached hereto, will be placed on the windshield advising the resident that they have 24-hours to remove the vehicle from the “Guest Parking Only” area. The resident will also receive notification verbally (phone call), in writing by email, and First-class mail. Staff will document vehicle information for any future violations.

Second Violation: The Long Lake Ranch Board of Supervisors will tow the vehicle at the owner’s expense.

Exhibit C



Long Lake Ranch Community Development District “Guest Parking Only” Violation Notice

This area is designated for “Guest Parking Only,” pursuant to the Long Lake Ranch Community Development District Parking Policy, as referenced in the Long Lake Ranch Facilities and Parking Rules & Regulations.

Any vehicles owned by Long Lake Ranch residents that are parked in the “Guest Parking Only” area will be towed at the owner’s expense.

“Guest Parking Only” signs are posted in the areas designated specifically for “Guest Parking Only.”

Towing services are provided by (Name of towing company)

Questions regarding this notice may be directed to the Clubhouse Manager, Doug Ruhlig (813) 729-1521 or manager@longlakeranchclub.com and / or the District Manager, Tish Dobson (813) 758-4841 or tdobson@dpfgmc.com.

Thank you,

The CDD Board of Supervisors