



Rizzetta & Company

# Long Lake Ranch Community Development District

---

## Board of Supervisors' Meeting February 6, 2020

District Office:  
9428 Camden Field Parkway  
Riverview, FL 33578  
813-533-2950

[www.longlakeranchcdd.org](http://www.longlakeranchcdd.org)

# LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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

<b>Board of Supervisors</b>	James Koford William Pellan Andrew Kimpland Michael Leonard John Twomey	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Bryan Radcliff	Rizzetta & Company, Inc.
<b>District Counsel</b>	Sarah Sandy	Hopping Green & Sams, P.A.
<b>District Engineer</b>	Phil Chang	Johnson Engineering

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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 the appeal is to be based.

January 29, 2020

Board of Supervisors  
Long Lake Ranch Community  
Development District

## AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Long Lake Ranch Community Development District will be held on **Thursday, February 6, 2020 at 6:00 PM** at the Long Lake Ranch Amenity Center located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558. The following is the agenda for this meeting:

1. **CALL TO ORDER / ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Audit Review Committee Meeting held Dec. 3, 2019 .....Tab 1
  - B. Consideration of Minutes of Board of Supervisors' Special Meeting held on Dec. 3, 2019.....Tab 2
  - C. Consideration of Minutes of Board of Supervisors' Continued Meeting held Dec. 18, 2019 .....Tab 3
  - D. Consideration of Operations & Maintenance Expenditures for Nov. 2019 and Dec. 2019 .....Tab 4
  - E. Ratification of Change Orders
4. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    - i. Memo re Clubhouse Parking Seepage .....Tab 5
  - C. Clubhouse Manager.....Tab 6
  - D. Landscaping & Irrigation
    - i. Field Inspection Reports .....Tab 7
    - ii. Consideration of Landscaping Proposals .....Tab 8
  - E. Aquatics Services.....Tab 9
    - i. Consideration of Revised Service Proposal.....Tab 10
  - F. District Manager
5. **BUSINESS ITEMS**
  - A. Status Update on Sign Removal
  - B. Consideration of Cement Cleaning Proposals .....Tab 11
  - C. Consideration of Audit Services Letter of Engagement.....Tab 12

- D. Consideration of Licensing Agreement for Installation and Maintenance of Newsletter Box.....Tab 13
  - E. Consideration of Resolution 2020-02, Adopting Internal Controls Policy .....Tab 14
  - F. Consideration of Golf Cart Proposals.....Tab 15
  - G. Consideration of Utility Easement Agreements.....Tab 16
  - H. Budget Workshop Discussion
- 6. **AUDIENCE COMMENTS**
  - 7. **SUPERVISOR REQUESTS**
  - 8. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

*Bryan Radcliff*

Bryan Radcliff  
District Manager

# Tab 1

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Audit Review Committee of the Long Lake Ranch Community Development District was held on **Tuesday, December 3, 2019 at 6:00 PM** at the Long Lake Ranch Amenity Center, located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558.

Present and constituting a quorum:

James Koford	<b>Committee Member</b>
Bill Pellan	<b>Committee Member</b>
Michael Leonard	<b>Committee Member</b>
John Twomey	<b>Committee Member</b>

Also present were:

Bryan Radcliff	<b>District Manager; Rizzetta &amp; Co, Inc.</b>
Sarah Sandy	<b>District Counsel; Hopping Green &amp; Sams (via phone)</b>
Justin Lawrence	<b>Clubhouse Manager</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Radcliff called the meeting to order and called the roll, confirming a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the  
Audit Review Committee  
Meeting held November 7, 2019**

Mr. Radcliff presented the minutes of the meeting held November 7, 2019 to the Committee for consideration.

On a Motion by Mr. Koford, seconded by Mr. Pellan, with all in favor, the Audit Review Committee approved the minutes of the Audit Review Committee meeting held on November 7, 2019 for the Long Lake Ranch Community Development District.

**THIRD ORDER OF BUSINESS**

**Review and Ranking of Proposals**

42  
43  
44  
45  
46  
47

Mr. Radcliff presented the audit services proposal to the Committee for consideration. Ms. Sandy advised that because only one proposal was submitted, should the Committee choose to accept it, for the record ranking would not be necessary and full points should be awarded to the proposer.

On a motion by Mr. Koford, seconded by Mr. Twomey, with all in favor, the Audit Review Committee accepted the proposal for annual audit services from Grau & Associates for the Long Lake Ranch Community Development District.

48  
49  
50

**FOURTH ORDER OF BUSINESS**

**Comments / Adjournment**

On a Motion by Mr. Leonard, seconded by Mr. Koford, with all in favor, the Audit Review Committee adjourned the meeting at 6:03 PM for the Long Lake Ranch Community Development District.

51  
52  
53  
54  
55  
56  
57

---

Assistant Secretary

---

Chair / Vice Chair

## **Tab 2**



**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Long Lake Ranch Community Development District was held on **Tuesday, December 3, 2019 at 6:03 PM** at the Long Lake Ranch Amenity Center, located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558.

Present and constituting a quorum:

James Koford	<b>Board Supervisor; Chair</b>
Bill Pellan	<b>Board Supervisor; Vice Chair</b>
Michael Leonard	<b>Board Supervisor; Assistant Secretary</b>
John Twomey	<b>Board Supervisor; Assistant Secretary</b>

Also present were:

Bryan Radcliff	<b>District Manager; Rizzetta &amp; Co, Inc.</b>
Sarah Sandy	<b>District Counsel; Hopping Green &amp; Sams (via phone)</b>
Justin Lawrence	<b>Clubhouse Manager</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Radcliff called the meeting to order and called the roll, confirming a quorum.

**SECOND ORDER OF BUSINESS**

**Continuance**

As Mr. Radcliff was unwell, the Board agreed to continue the meeting.

On a motion by Mr. Koford, seconded by Mr. Leonard, with all in favor, at 6:04 PM the Board of Supervisors continued the meeting to Wednesday, December 18<sup>th</sup> at 6:00 PM for the Long Lake Ranch Community Development District.

---

Assistant Secretary

---

Chair / Vice Chair

## **Tab 3**

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Long Lake Ranch Community Development District was held on **Wednesday, December 18, 2019 at 6:00 PM** at the Long Lake Ranch Amenity Center, located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558.

Present and constituting a quorum:

Jim Koford	<b>Board Supervisor; Chair</b>
Bill Pellan	<b>Board Supervisor; Vice Chair</b>
Michael Leonard	<b>Board Supervisor; Assistant Secretary</b>
John Twomey	<b>Board Supervisor; Assistant Secretary</b>

Also present were:

Bryan Radcliff	<b>District Manager; Rizzetta &amp; Co, Inc.</b>
Sarah Sandy	<b>District Counsel; Hopping Green &amp; Sams (via phone)</b>
Justin Lawrence	<b>Clubhouse Manager</b>
Chuck Burnite	<b>GHS Environmental</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Radcliff called the meeting to order and called the roll, confirming a quorum.

*(Mr. Pellan joined the meeting at 6:02 PM.)*

**SECOND ORDER OF BUSINESS**

**Audience Comments**

One resident commented on holiday lights being installed by residents.

Mr. Pellan commented on the demeanor of a resident when he addresses the Board, and how a more positive attitude will make for better results.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors' Meeting  
held November 7, 2019**

47 Mr. Radcliff presented the November 7, 2019 draft meeting minutes to the Board  
48 for consideration. Brief discussion ensued. The Board requested proposals for the  
49 purchase and storage of a golf cart.  
50

On a motion by Mr. Koford, seconded by Mr. Pellan, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held November 7, 2019 as presented for the Long Lake Ranch Community Development District.

51  
52 **FOURTH ORDER OF BUSINESS** **Consideration of Operations and**  
53 **Maintenance Expenditures for**  
54 **October 2019**  
55

56 Mr. Radcliff presented the October 2019 O&M expenditures to the Board for  
57 consideration.  
58

On a motion by Mr. Koford, seconded by Mr. Pellan, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for October 2019 (\$92,346.97) for the Long Lake Ranch Community Development District.

59  
60 **FIFTH ORDER OF BUSINESS** **Staff Reports**

61 **A. District Counsel**

62 Ms. Sandy presented her District Counsel report to the Board. Discussion  
63 ensued between District Counsel, the Board, and the resident petitioning for the  
64 easement with TECO.  
65  
66

67 **B. District Engineer**

68 Not present; no report provided.  
69

70 **C. Clubhouse Manager**

71  
72 Mr. Lawrence presented his clubhouse management report to the Board for  
73 review. He also presented a proposal for various lighting repairs and replacement  
74 of a stolen cable for the water fountains. Discussion ensued.  
75  
76  
77

On a motion by Mr. Pellan, seconded by Mr. Leonard, with all in favor, the Board of Supervisors approved the proposal from Lee Electric for various lighting repairs and water fountain cable replacement for a total amount not to exceed \$1,500.00, and authorized the Chair to approve the expense outside of a meeting, for the Long Lake Ranch Community Development District.

78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115

The Board also requested research on whether or not there is warranty coverage for wood rot on the arbors at the Foxtail pool.

**D. Field Manager**

Mr. Radcliff presented the latest field inspection report to the Board for review. Brief discussion ensued.

**E. District Manager**

Mr. Radcliff stated that the next meeting will be held on Thursday, January 9, 2020 at the Long Lake Ranch Amenity Center, located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558.

**i. Presentation of Arbitrage Calculation Report**

Mr. Radcliff presented the latest Series 2015A-1 and 2015A-2 arbitrage rebate calculation report to the Board for review and confirmed there is no arbitrage liability at this time.

**SIXTH ORDER OF BUSINESS**

**Consideration of Audit Review Committee Recommendation**

Mr. Radcliff presented the Audit Review Committee recommendation to the Board for consideration, which is to contract with Grau & Associates for annual auditing services. The Board approved the recommendation.

On a motion by Mr. Koford, seconded by Mr. Twomey, with all in favor, the Board of Supervisors approved the recommendation of the Audit Review Committee to contract with Grau & Associates to provide annual auditing services for the Long Lake Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Revised Aquatic Services Proposal & Sport Fish Stocking Proposals**

Mr. Radcliff presented aquatic service and sport fish stocking proposals to the Board for consideration. Discussion ensued. The Board approved the proposal from GHS; GHS will resubmit the proposal to reflect the elimination of midge fly treatments and the addition of sportfish stocking.

On a motion by Mr. Leonard, seconded by Mr. Koford, with all in favor, the Board of Supervisors approved the proposal from GHS for sport fish stocking for the Long Lake Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Revised Gate Repairs Proposal**

Mr. Radcliff presented a proposal for pedestrian gate widening to the Board for consideration.

On a motion by Mr. Leonard, seconded by Mr. Koford, with all in favor, the Board of Supervisors approved the proposal from Mo'zArt Designs for pedestrian gate widening in the amount of \$1,245.00 for the Long Lake Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding M/I Homes Signage**

Mr. Radcliff presented the topic to the Board for review. Discussion ensued. The Board requested District management to remove the one sign that is on District property and to contact the county and/or Code Enforcement regarding the remaining signs.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Twomey commented on the upcoming budget season.

Mr. Pellan requested proposals for cleaning stains at the mailbox pavilion.

Mr. Koford asked that going forward, proposals be clearer and more concise.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Leonard, seconded by Mr. Koford, with all in favor, the Board of Supervisors adjourned the meeting at 8:17 PM for the Long Lake Ranch Community Development District.

---

Assistant Secretary

---

Chair / Vice Chair

## **Tab 4**

# Long Lake Ranch Community Development District

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## Operations and Maintenance Expenditures November 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2019 through November 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$62,326.66**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



# Long Lake Ranch Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2019 Through November 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Affordable Golf Carts, Inc.	002637	48864	Rental Extension 11/08/19-12/08/19	\$ 305.00
Board of County Commissioners	002638	33-26-18-0030 11/19	Solid Waste Assessment 11/19	\$ 69.12
Bright House Networks	002646	073753101110419	Account# 0050737531-01 Pool Internet, Phone, TV 11/19	\$ 319.96
Cory Carter	002647	009	Monthly Janitorial Service 11/19	\$ 660.00
County Sanitation	002639	10442855	Monthly Waste Services 11/19	\$ 80.00
Duke Energy	002649	71571 28505 10/19	0000 Sunlake Blvd-Lighting 10/19	\$ 6,980.24
Duke Energy	002640	Summary Bill 10/19	Summary Bill 10/19	\$ 10,498.14
Florida Dept of Economic Opportunity	002648	74567	Special District Fee FY 19/20	\$ 175.00
Gaydos Hydro Services, LLC	002631	2019-531	Aquatic Maintenance Phase 1 & 2 Task 1-4 10/19	\$ 2,460.00
Gaydos Hydro Services, LLC	002631	2019-532	Monthly Midge Fly Control 10/19	\$ 1,750.00
Harris Romaner Graphics	002654	19720	Install Parking Sign 10/19	\$ 255.00
Harris Romaner Graphics	002654	19752	Install Signs - Reserve Mitigation Site 11/19	\$ 765.00
Harris Romaner Graphics	002654	19757	Various Street Sign Repair/Replace 11/19	\$ 360.00

# Long Lake Ranch Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2019 Through November 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	002650	110874	General Counsel 09/19	\$ 1,816.00
James Koford	002651	JK110719	Board of Supervisors Meeting 11/07/19	\$ 200.00
Kenneth W. Johnson dba PC Consultants	002634	106954	IT Maintenance for Clubhouse Manager 10/19	\$ 162.00
Long Lake Ranch CDD	CD060	CD060	Debit Card Replenishment	\$ 174.94
Pasco County Tax Collector	002641	34-26-18-0020 10/19	Non-Ad Valorem Assessments FY 10/1/19-9/30/20	\$ 91.20
Pasco County Tax Collector	002641	34-26-18-0030 10/19	Non-Ad Valorem Assessments FY 10/1/19-9/30/20	\$ 246.24
Nvirotech Pest Control Services, Inc.	002632	308876	Pest Control Account #8876 10/19	\$ 70.00
Pasco County Utilities	002633	12595473	18981 Long Lake Ranch Blvd - Fire Hydrant 09/19	\$ 54.30
Pasco County Utilities	002652	12660453	0 Community Center 10/19	\$ 2,852.24
Pasco County Utilities	002652	12660454	18981 Long Lake Ranch Blvd 10/19	\$ 126.18
Poly Level, Inc.	002635	1908-0815-4909	Repair Erosion 10/19	\$ 1,950.00
Rizzetta & Company, Inc.	002643	INV0000044537	District Management Services 11/19	\$ 4,391.67

# Long Lake Ranch Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2019 Through November 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services, Inc.	002636	INV00000000006824	Management Contract 11/19	\$ 3,639.01
Rizzetta Amenity Services, Inc.	002644	INV00000000006850	Out of Pocket Expenses 10/19	\$ 54.59
Rizzetta Technology Services	002642	INV0000004902	Email & Website Hosting Services 11/19	\$ 175.00
Securiteam, Inc.	002655	12562	Remote Video Monitoring Quarterly - Cabana 11/19	\$ 1,275.00
Securiteam, Inc.	002655	12563	Remote Video Monitoring Quarterly-Clubhouse 11/19	\$ 1,563.00
Securiteam, Inc.	002655	6451101519	Service Call - 10/19	\$ 125.00
Solitude Lake Management, LLC	002645	PI-A00289310	Replace Bulb - Fountain 07/19	\$ 70.82
Suncoast Pool Service	002656	5735	Pool/Spa & Chemical Service 11/19	\$ 1,700.00
Times Publishing Company	002657	0000030774 10/30/19	Account #108665 Legal Advertising 10/19	\$ 107.60
William A. Pellan	002653	BP110719	Board of Supervisors Meeting 11/07/19	\$ 200.00
Yellowstone Landscape	002658	TM 63181	Monthly Landscape Maintenance & Fertilizer 11/19	\$ <u>16,604.41</u>
<b>Report Total</b>				<b>\$ <u>62,326.66</u></b>

# Long Lake Ranch Community Development District

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## Operations and Maintenance Expenditures December 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2019 through December 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$84,164.22**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Long Lake Ranch Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Affordable Golf Carts, Inc.	002677	49448	Rental Extension 12/08/19-01/08/20	\$ 305.00
Bright House Networks	002659	065052101111619	Account# 0050650521-01 Clubhouse Internet 11/19	\$ 290.50
Bright House Networks	002678	073753101120419	Account# 0050737531-01 Pool Internet, Phone, TV 12/19	\$ 319.96
Clean Sweep Supply Co., Inc.	002670	00206318	Janitorial Supplies 11/19	\$ 124.35
County Sanitation	002671	10444798	Monthly Waste Services 12/19	\$ 80.00
Duke Energy	002660	03431 87057 11/19	0000 Sunlake Blvd Lite 11/19	\$ 434.99
Duke Energy	002679	71571 28505 11/19	0000 Sunlake Blvd-Lighting 11/19	\$ 6,980.24
Duke Energy	002672	Summary Bill 11/19	Summary Bill 11/19	\$ 10,051.00
Dynamic Media	002680	775741	SiriusXM Radio - Pool 11/19	\$ 410.40
Gaydos Hydro Services, LLC	002673	2019-588	Aquatic Maintenance Phase 1 & 2 Task 1-4 11/19	\$ 2,460.00
Gaydos Hydro Services, LLC	002681	2019-604	Monthly Midge Fly Control 11/19	\$ 1,750.00
Harris Romaner Graphics	002676	19771	Install Stop Sign - Serenoa & Nightshade Dr. 12/19	\$ 185.00

# Long Lake Ranch Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
James Koford	002682	JK120319	Board of Supervisors Meeting 12/03/19	\$ 200.00
Johnson Engineering, Inc.	002661	3	Engineering Services 10/19	\$ 1,232.50
LLS Tax Solutions, Inc.	002662	001871	Arbitrage Rebate Calculation Series 2015A-1 & 2 10/19	\$ 500.00
Long Lake Ranch CDD	CD061	CD061	Debit Card Replenishment	\$ 504.06
Nvirotech Pest Control Services	002663	190723	Pest Control Account #10520 11/19	\$ 135.00
Nvirotech Pest Control Services	002663	310404	Pest Control Account #8876 11/19	\$ 70.00
Pasco County Utilities	002664	12717232	18981 Long Lake Ranch Blvd - Fire Hydrant 10/19	\$ 54.30
Pasco County Utilities	002683	12768988	0 Community Center 11/19	\$ 1,251.29
Pasco County Utilities	002683	12768989	18981 Long Lake Ranch Blvd 11/19	\$ 126.18
Rizzetta & Company, Inc.	002666	INV0000045236	District Management Services 12/19	\$ 4,391.67
Rizzetta Amenity Services, Inc.	002667	INV00000000006881	Management Contract 11/19	\$ 2,870.72
Rizzetta Amenity Services, Inc.	002675	INV00000000006911	Management Contract 11/19	\$ 2,841.56

# Long Lake Ranch Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services, Inc.	002685	INV00000000006936	Out of Pocket Expenses 11/19	\$ 92.84
Tampa Poop 911 LLC	002665	2979871	Pet Waste Station Monthly 10/19	\$ 395.85
Tampa Poop 911 LLC	002674	3036762	Pet Waste Station Monthly 11/19	\$ 395.85
Times Publishing Company	002668	0000035626 11/13/19	Account #108665 Legal Advertising 11/19	\$ 86.00
Times Publishing Company	002668	0000036948 11/17/19	Account #108665 Legal Advertising 11/19	\$ 131.50
US Bank	002669	5532001	Trustee Fees Series 2015 10/01/19 - 09/30/20	\$ 3,717.38
William A. Pellan	002684	BP120319	Board of Supervisors Meeting 12/03/19	\$ 200.00
Xtreme Florida Pressure Washing, Inc.	002686	184 12/19	Pressure Wash Throughout Property 12/19	\$ 820.00
Yellowstone Landscape	002687	TM 70523	Replace Two Wire from Directional Bore 11/19	\$ 1,663.70
Yellowstone Landscape	002687	TM 70524	Install Annuals 11/19	\$ 10,659.65
Yellowstone Landscape	002687	TM 70525	Irrigation Repair - Sunlake Blvd. 11/19	\$ 166.48
Yellowstone Landscape	002687	TM 71205	Install Mulch 11/19	\$ 23,046.25

**Long Lake Ranch Community Development District**

Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	002687	TM 71206	Install Annuals 11/19	\$ <u>5,220.00</u>
<b>Report Total</b>				<b>\$ <u>84,164.22</u></b>