



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

www.dpfg.com

***LONG LAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Thursday  
January 5, 2023  
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

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## Development Planning and Financing Group

250 International Parkway, Suite 280

Lake Mary FL 32746

321-263-0132 Ext. 285

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, January 5, 2023, at 6:00 p.m.** at the **Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558.**

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

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-285 or [tdobson@dpgmc.com](mailto:tdobson@dpgmc.com). We look forward to seeing you at the meeting.

Sincerely,

*Tish Dobson*

Tish Dobson

District Manager

Cc: Attorney  
Engineer  
District Records

District: **LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, January 5, 2023  
Time: 6:00 PM  
Location: Long Lake Ranch Amenity  
Center, 19037 Long Lake Ranch  
Blvd., Lutz, FL 33558

Call-in Number: +1 (929) 205-6099

Meeting ID: 913 989 9080

Passcode: 842235

Zoom Link:

<https://vestapropertyservices.zoom.us/j/9139899080?pwd=aFdWVzFxb3Y0L2w4eG9VTnZRakl0UT09>

### *Agenda*

- I. Call to Order/Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. Staff Reports**
  - A. Landscaping & Irrigation
    - 1. Presentation of Field Inspection Report & District Manager Report [Exhibit 1](#)
  - B. Aquatic Services
    - 1. Presentation of Aquatics Treatment Report [Exhibit 2](#)
  - C. District Engineer
  - D. District Counsel
    - 1. Discussion of Roads MSTU Ordinance
  - E. Clubhouse Manager
    - 1. Presentation of Clubhouse Manager Report [Exhibit 3](#)
- V. Consent Agenda**
  - A. Consideration of Minutes of the Board of Supervisors' Meetings Held on December 1, 2022 [Exhibit 4](#)
  - B. Consideration of Unaudited November 2022 Financial Statements [Exhibit 5](#)
  - C. Consideration of Operation and Maintenance Expenditures for November 2022 [Exhibit 6](#)

**VI. Business Items**

- A. Consideration of LLS Tax Solutions Series 2015A-1 & 2015A-2 Engagement Letter - \$650.00/yearly [Exhibit 7](#)
- B. Presentation of LLS Tax Solutions 2022 Arbitrage Report [Exhibit 8](#)
- C. Consideration of Maintenance Shed Concrete Slab Proposals [Exhibit 9](#)
  - 1. Site Masters - \$14,280.00
  - 2. Philray Gregory King - \$10,000.00
- D. Consideration of Poolside Furniture Proposal Options [Exhibit 10](#)
  - 1. Florida Patio Furniture Inc.
    - a. Estimate #24708 - \$46,560.45
    - b. Estimate #24709 - \$28,631.05
  - 2. Leaders Florida Living
    - a. Quote #QTAM2290 - \$46,985.63
    - b. Quote #QTAM2291 - \$59,932.85
    - c. Quote #QTAM2292 - \$60,468.79
  - 3. Patio Land USA, Inc. – Estimate #11091 - \$90,387.93
  - 4. Pool Furniture Supply
    - a. Quote #PFS17668 - \$45,727.87
    - b. Quote #PFS17669 - \$47,453.25
- E. Consideration of Great Britain Tile Proposals [Exhibit 11](#)
  - 1. LVP Flooring Remodel - \$5,367.68
  - 2. Tile Flooring Remodel - \$7,267.21
- F. Presentation of Duke Energy Business Energy Report [Exhibit 12](#)
- G. Discussion of Verizon Cell Tower Locations [Exhibit 13](#)
- H. Discussion of Community Signage [Exhibit 14](#)
- I. Discussion of Holiday Lighting [Exhibit 15](#)

**VII. Supervisors Requests**

**VIII. Audience Comments – New Business**

**IX. Next Meeting Quorum Check: February 2<sup>nd</sup>, 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

**X. Adjournment**

# EXHIBIT 1



# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## Aquatics



**Pond and Lake Management:** Chemical treatment of the Hydrilla is a continual process. The tandem approach of chemical application and aquatic fish are reducing the invasive vegetation to a manageable degree. The Lily Pads in the pond behind 19455 Roseate Drive are showing signs of decline, as they were treated the second week of December.





# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## Landscape & Irrigation Maintenance



**Enhancement Project / Mulch:** The landscape enhancement project and installation of the cocoa mulch began the third week of December. The last of the enhancement project will be installed once the temperatures become more suitable for new plant material. In preparation of the below freezing temperatures, the irrigation was turned off and frost cloth was installed over delicate plant material.





# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

**Hedges / Shrubs:** Signs of new growth on all of hedges is a welcome sight, as bare spots are filling in and the hedge lines that were struggling through the dry months are recovering. Continual maintenance and adequate rainfall will benefit the overall health of the shrubs.



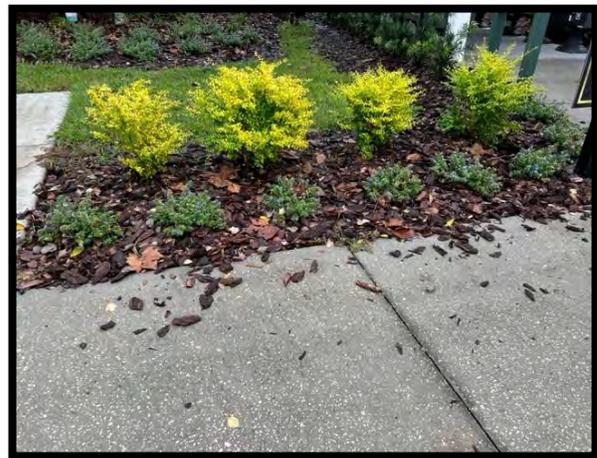


# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

**Mowing:** The Bahia is currently relatively dormant with minimal growth. Recommend continual weed control throughout the winter months.



**Bed Maintenance:** The cutback of the grasses and treatment for insects will encourage new growth in the upcoming months. Encourage continual weed control throughout the winter months.





# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## Bed Maintenance. Continued.



## Observations & Recommendations



**Fencing:** The aluminum fence lines between each end of the bridge were installed earlier this month, as well as the completion of the repairs to the Primrose kiosk PVC fence and main entrance aluminum fence panels.

**Freeze Preparations:** Doug and Tish covered sensitive plant material and RedTree turned off the irrigation system.





# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT



**Trees:** RedTree was reminded to stake the last of the trees damaged during hurricane Ian.



**Street Signage:** Faded street signage was reported to Pasco County for replacement.

**Community Garden Signage:** Sarah Pellan donated her time and skills with the creation of the Long Lake Ranch Community Garden sign, which was installed prior to the holidays.





# LONG LAKE RANCH FIELD OPERATIONS & DISTRICT MANAGER REPORT

## District Manager Report

### **Tish:**

Secure pool furniture proposals – **Completed**

Send a copy of cell tower lease to the Board. – **Emailed during meeting.**

Capital Improvement Plan – **In progress.**

Secure additional drainage proposals. – **In progress.**

Notify RedTree of the removal of the area from Night Shade to State Road 54 once the agreement is received from Pasco County.

Mulch Installation – **Completed**

Landscape Enhancement Project – **Completed with the exception of the Weathervane island. A Long Lake Ranch Blvd. endcap is in question.**

Freeze Preparation – **Tish purchased the materials. Doug and Tish installed the freeze cloth in an effort to protect the sensitive plant material.**

Community Signage – **Assessment completed. Prioritization and design to be determined.**

### **Doug:**

Doug to verify the double gate within the count of the playground fence quote. – **Completed**

Basketball backboard proposal. – **In progress.**

Pool “Mushroom” painting proposals – **In progress.**

### **January Agenda:**

Submit a proposal for Long Lake Ranch median trees – **Emailed RedTree.**

Duke Energy Report – **Completed**

Drainage proposals – **Site Masters of Florida only proposal to date.**

Concrete Slab proposals – **2<sup>nd</sup> proposal submitted. Possible third proposal is in progress.**

Activity Room flooring proposals:

Bob’s Flooring & Carpet – **Measurement Appointment is the first week of January.**

Great Britain Tile – **Measurement Appointment to be determined.**

Floor & Décor – **Measurement Appointment to be determined.**

Poolside Furniture proposals – **Submitted**

Basketball backboard proposals

Pool “Mushroom” painting proposals

### **February 2023 Agenda:**

Resubmit Long Lake Ranch Blvd. entrance sod replacement proposal.

### **April 2023 Agenda:**

Resubmit utility vehicle proposal.



# EXHIBIT 2



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

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

Actions Required At Time of Inspection

- G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)
- A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)
- F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)
- S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)
- L = Treated Lilies (ie fragrant waterlily, spatterdock)
- T = Trash/debris removed
- \* = 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	
12/29/2021																										Prepared and submitted Proposal #s 21-238, 21-239 and 21-240 requested by the CDD for the January 2022 meeting.		
1/6/2022																											Attended CDD meeting to discuss and answer questions regarding the three proposals (#21-238, 21-239 and 21-240) requested in December 2021.	
1/7/2022																											Revised and submitted Proposal #21-238R1 per the CDD's request at the 1/6/22 CDD meeting.	
1/14/2022	G	T	T	T	T					T	T			T		T				T	T	T	T		T	Backpack treatments of aquatic grasses in the littoral zone around the Big Lake. Measured control structures of Pond 10 and 30 for construction of carp barriers.		
1/31/2022	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 pickup on all ponds.	
2/10/2022	T		Notes										G														No further erosion observed at Borrow Pit PVC stakes.	
2/16/2022	T												T		T		T	T							T	T	Pond 30 - less trash removed since holidays.	
2/17/2022														A, S												S		
2/22/2022	G																G	G									Grass treatment in littoral zones of Big Lake and west side of Ponds 20 and 30.	
3/4/2022	T	T	T	T	T						T	T	T				T			T	T	T	T	T	T	T		
3/14/2022																												
3/18/2022																											Construct carp barriers for Pond Nos. 10 and 30.	
3/21/2022																											Install carp barriers for Pond Nos. 10 and 30.	
3/23/2022																											Prepare and submit information to SWFWMD for grass carp approval.	
3/24/2022																											Received approval from SWFWMD for grass carp stocking.	
3/29/2022																											Prepared and submitted permit amendment to FWC to add Pond Nos. 10 and 30 for grass carp stocking.	
4/8/2022	T	T	T	T	T	T					T	T	T							T	T	T	T	T	T	T	Water levels dropping. Field visit with D. Ruhlig to show him the hole in the concrete of the southernmost control structure on the west side of the Big Lake.	
4/12/2022																											Obtained amended FWC permit to stock Pond Nos. 10 and 30 with grass carp. Ordered 12" - 14" grass carp for May delivery.	
4/21/2022																											Site inspections of ponds.	
4/27/2022																											Revised and submitted Proposal #21-240R1 for Fish Stocking (Blue Gill, Redear Sunfish and Blue Tilapia). Coordination with Mac McGaffney.	
4/29/2022		T	T								T	T	T		G, T		T			G, T			T				Focus on grass treatments in community ponds while water levels are down.	
5/4/2022	T	G															G	T	T						T		Grass treatments.	
5/5/2022																											Attended CDD meeting to discuss and answer questions regarding proposal #21-240R1 for midge fly stocking	
5/11/2022															G, T		G, T								G, T		Grass treatments.	
5/26/2022	G																										Grass treatment in littoral zones of Big Lake.	
6/3/2022	G																				G	G	G			S	Grass treatment in littoral zones of Big Lake, 50A, 50B and 60.	
6/10/2022	T						T	T	T	T															T	T		
6/15/2022	G																										Installed 51 grass carp in Pond 30. Installed 34 grass carp in Pond 10.	
6/20/2022	S																									S	Hydrilla treatment in Big Lake and Pond 90.	
6/30/2022																										G	Grass treatments.	
7/1/2022																											G	Grass treatments.
7/18/2022	T																										T	Windy conditions
7/27/2022			T	T																							T	Meeting with T. Dobson to discuss overview of onsite ponds and answer any questions. PorcellaCor to be applied to Pond 10 and Big Lake next week to combat hydrilla topping out at surface.
8/4/2022	G																										Hydrilla treatment in Pond 10.	
8/5/2022	*																										Provided, delivered and installed 1,575 bareroot jointed spikerush in in NW corner of Big Lake to help combat erosion.	
8/11/2022																												
8/17/2022	G	T	T																									Field meeting with T. Dobson to review the clumps of grass located in the natural wetland surrounded by FPM 6, 7 and 7A. Not under contract but GHS will treat these clumps in the near future. Sent email to T. Dobson concerning erosion area in NW corner of FPM 6. Also sent pictures of two locations of vegetation starting to restrict access to Ponds 40 and 60.
8/18/2022 *																												Reviewed two unknown contraptions located in wetland in the NE corner of Breynia Dr and Moorhen Way per D. Ruhlig. Contraptions installed by Mosquito Control per return call with D. Ruhlig.
8/24/2022	G																											The hydrilla in Pond 30 has shown drastic improvement since the full stocking rate of grass carp were introduced. Pond 10 is showing improvement but still have some topped out hydrilla.
9/1/2022																												Treated reachable lilies in FPM 9.
9/8/2022			T	T																								Field meeting with T. Dobson and B. Henman

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
9/21/2022	T												*					*									Field meeting with T. Dobson to look at progress of grass carp in Pond Nos 10 and 30. Pond No. 10 continuing to improve and Pond No. 30 has seen great results. Reviewed areas of Brazilian pepper encroaching into maintenance berms from the wetland buffer areas. Several FPMs and ponds that were lagging behind on water levels filled up with recent rain events.
9/27/2022																											Drive thru to see if there was any noticeable stormwater pond concerns regarding the possible approach of Hurricane Ian.
10/6/2022		T	T								T	T	T	T		T											
10/11/2022	T				T	T	T	T	T						T									T	T		Removed stumps and debris that accumulated from the hurricane on top of the control east of the Moorhen and Breynia intersection.
10/19/2022				T	T																T	T		T			
10/26/2022	*									T			*				T	T*	T			T					Phone coordination with T. Dobson on property updates/actions. Great results are being seen on the reduction of hydrilla in Pond Nos. 10 and 30 due to the introduction of grass carp at the full stocking rate. Based on these results, it is our recommendation to consider finish stocking the Big Lake at the full stocking rate. Only 1/2 stocking rate was previously approved by CDD. GHS will prepare a proposal for your consideration in the near future.
11/15/2022	T	T	T							T	T	T	T			T	T	T			T	T	T				
11/16/2022																											Field meeting with T. Dobson to review the northern tip of the wetland located north of Pond 20 (adjacent to Cornuta St.) to see if it was part of the wetland or sump.
12/2/2022	T	T	T							T	T	T		T		T				T	T	T					
12/13/2022	S								T	T		G	G, F		T							L					Hydrilla treatment in Big Lake. Check in with D. Ruhlig.
12/19/2022					T	T	T																		T		Check in with T. Dobson and D. Ruhlig. Checked stakes installed in NW corner of Borrow Lake in primrose Estates. No advancement of erosion was observed.
12/28/2022				T	T								T				T	T			T		T	T			

# EXHIBIT 3

# Long Lake Ranch CDD

## Amenity Manager's Report

*Date of report: 12/28/2022*

*Submitted by: Doug Ruhlig*

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### **Clubhouse & Amenities**

- All fencing repairs in Primrose have been completed.
- 4ft aluminum fencing with access gates by land bridge has been completed.
- Playground fencing has been ordered and installation should begin in January
- Security company has been contacted to coordinate timing to remove and install new wiring
- Quotes still incoming for removal and powder coating of mushroom. Many companies closed for holidays
-

# EXHIBIT 4

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, December 1, 2022 at 6:03 p.m. at the Long Lake Amenity  
6 Center, 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 George Smith	Board Supervisor, Assistant Secretary

13 Also present were:

14 Tish Dobson	District Manager, DPGF Management & Consulting
15 Sarah Sandy ( <i>via phone</i> )	District Counsel, Kutak Rock LLP
16 Doug Ruhlig	Clubhouse Manager
17 Darrell Thompson	Resident, Board Supervisor-Elect
18 Robert Johnson	RedTree Landscaping
19 Pete Lucadano	RedTree Landscaping
20 Michael Murphy ( <i>via phone</i> )	Smartlink Group
21 Brent Henman	Florida Field Service
22 Tim Cooney ( <i>via phone</i> )	Site Masters of Florida

23 *The following is a summary of the discussions and actions taken at the December 1, 2022 Long Lake*  
24 *Ranch CDD Board of Supervisors Regular Meeting.*

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

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

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

29 An audience member commented on issues with badge access to amenities for hosting events,  
30 and Mr. Ruhlig explained the error in granting temporary access that had occurred, noting that  
31 another user had been given temporary access and had been able to use it over at Foxtail. The  
32 Board discussed access policies with Mr. Ruhlig,

33 An audience member commented on the agenda’s inclusion of proposals to replace fencing  
34 around the dog park, and questioned whether these were necessary. Comments were made from  
35 Supervisors and Mr. Ruhlig recalling previous discussions around the budget season to evaluate  
36 fencing throughout the community, with Ms. Clawson noting that proposals being up for  
37 consideration did not necessarily mean that they would be approved by the Board. The audience  
38 member suggested that the proposed chain link fence would have a poor aesthetic appearance,  
39 whereas the proposed aluminum slotted fence would be ineffective for smaller dog breeds.

40 An audience member requested additional information on the cell towers, and Ms. Dobson stated  
41 that these would be addressed.

42 An audience member expressed agreement with the previous audience comments on the lack of  
43 need for spending CDD funds on replacement dog park fencing.

44 **FOURTH ORDER OF BUSINESS – Staff Reports**

45 A. Seat 4 – William Pellan

46 B. Seat 5 – Darrell Thompson

47 C. Exhibit 1: Oath of Office

48 The Oath of Office was administered to Mr. Pellan and Mr. Thompson.

49 D. Acceptance or Waiver of Compensation

50 E. Exhibit 2: New Supervisor Information Sheet

51 F. Exhibit 3: Form 1

52 G. Exhibit 4: Review of Sunshine Law & Supervisor Duties

53 Ms. Sandy provided an overview of the information sheet, form, and responsibilities/best  
54 practices for Supervisors.

55 H. Consideration of Vote to Appoint Chair & Vice Chair

56 On a MOTION by Mr. Smith, SECONDED by Mr. Thompson, WITH ALL IN FAVOR, the Board  
57 approved appointing Mr. Pellan as Chair and Ms. Clawson as Vice Chair of the Board of Supervisors for  
58 the Long Lake Ranch Community Development District.

59 I. Exhibit 5: Consideration & Adoption of **Resolution 2023-03**, Designating Officers

60 Ms. Dobson stated that in addition to the selected Chair and Vice Chair, the Assistant Secretary  
61 positions would be filled by Mr. Thompson, Mr. Twomey, and Mr. Smith. Ms. Dobson stated that  
62 she would also be serving as an Assistant Secretary for document signing purposes.

63 On a MOTION by Mr. Pellan, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board  
64 adopted **Resolution 2023-03**, Designating Officers for the Long Lake Ranch Community Development  
65 District.

66 **FIFTH ORDER OF BUSINESS – Staff Reports**

67 A. Landscaping & Irrigation

68 1. Exhibit 6: Presentation of Field Inspection & District Manager Report

69 Ms. Dobson stated that the previous month's proposal for replacing the hedges around the  
70 tennis court was available for consideration. Mr. Johnson discussed the ongoing  
71 remediation plan work in installing fertilizer and increasing irrigation patterns, and  
72 following discussion, suggested giving it another month. Some comments were made  
73 indicating that weather conditions made winter the ideal season for new plant  
74 installations. Discussion ensued regarding plant varieties that would be best for the  
75 location in terms of maintaining maintenance access and providing for strong growth.

76 On a MOTION by Mr. Smith, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board approved  
77 the RedTree Landscaping tennis court hedge replacement proposal, in the amount of \$3,750.00, for the  
78 Long Lake Ranch Community Development District.

79 Following the motion, the Board discussed annuals installations, as well as weed barrier  
80 measures which Ms. Clawson recalled had been noted to kill vegetation underneath when  
81 installed. Mr. Thompson also presented a PowerPoint highlighting some comparisons of

82 before and after conditions of landscaping throughout the community, as well as  
83 unintended effects of vegetation on monument lighting. Mr. Thompson additionally  
84 suggested that he could work in collaboration with RedTree on future PowerPoint  
85 presentations.

86 B. Aquatic Services

87 1. Exhibit 7: Presentation of Aquatics Treatment Report

88 There were no comments on the aquatics treatment report.

89 C. District Engineer

90 The District Engineer was not present. Ms. Dobson stated that the District Engineer's work with  
91 her had been ongoing with Pasco County regarding the streetlights, noting that, per an email, the  
92 County was hoping to have an agreement between the different departments by the end of the  
93 week.

94 D. District Counsel

95 Ms. Sandy provided an update on the license and maintenance agreement from Sunlake  
96 Boulevard to Nightshade, stating that the County had agreed to take on the maintenance of the  
97 area. Ms. Dobson stated that RedTree would be notified to remove the area from their schedule  
98 and reallocate their resources once the signed letter was received from Pasco County.

99 E. Clubhouse Manager

100 1. Exhibit 8: Presentation of Clubhouse Manager Report

101 Mr. Ruhlig noted that the resident who had previously conducted yoga classes was  
102 interested in restarting, and had asked about payment rates and percentages. The Board  
103 opted to continue with the previous rate. Mr. Ruhlig and the Board additionally discussed  
104 maintenance hours schedules, as included under Business Items.

105 Mr. Ruhlig recalled discussions on repainting basketball hoop backboards, and suggested  
106 fully replacing the taller board as it was already broken, noting a cost of around \$2,000 to  
107 \$4,000. Mr. Ruhlig additionally noted that the seat on a riding horse in the playground  
108 area had been ripped off, and that he had removed the component due to the hazard it  
109 could pose. Mr. Ruhlig advised that a replacement could be purchased in the amount of  
110 \$1,450. The Board requested for proposals to be presented at the next meeting.

111 In response to a Supervisor question about the paint on the water feature, Mr. Ruhlig  
112 noted that the water feature would need to be removed for powder coating, which would  
113 require a shutdown of the pool. Mr. Ruhlig stated that he had contacted a pool company  
114 for this work.

115 Mr. Smith noted that there appeared to be an extra cleaning bill for the pool, and Ms.  
116 Dobson relayed the pool company's explanation that the contract called for an extra  
117 cleaning to occur in the event of a hurricane. Mr. Smith expressed dissatisfaction with the  
118 clause and the contract, suggesting that there had been minimal damage and debris.

119 **SIXTH ORDER OF BUSINESS – Consent Agenda**

120 A. Exhibit 9: Consideration of Minutes of the Board of Supervisors' Meeting Held on November 3,  
121 2022

122 B. Exhibit 10: Consideration of Unaudited October 2022 Financial Statements

123 C. Exhibit 11: Consideration of Operation and Maintenance Expenditures for October 2022

124 On a MOTION by Ms. Clawson, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board  
125 approved the consideration of all items of the Consent Agenda for the Long Lake Ranch Community  
126 Development District.

127 **SEVENTH ORDER OF BUSINESS – Business Items**

128 A. Discussion of Clubhouse Staffing & Hours

129 Mr. Ruhlig additionally asked the Board for input on maintenance hours, and comments were  
130 made expressing concerns about there potentially not being enough natural light during the hours  
131 for maintenance and cleaning to be conducted properly. Ms. Dobson suggested that a motion  
132 could be made by the Board granting the Clubhouse and District Managers a degree of oversight  
133 on the maintenance hours schedule.

134 On a MOTION by Mr. Pellan, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board  
135 approved for the Clubhouse and District Manager to monitor and schedule staff for maintenance tasks in  
136 accordance with the needs of the Long Lake Ranch Community Development District.

137 B. Exhibit 12: Discussion of Cell Towers

138 Mr. Murphy fielded questions from the Board on the cell tower, particularly with regards to its 50  
139 x 50-foot size specifications, location vetting process, and details on lease estimates and revenue  
140 sharing. Following discussion, the Board requested for a draft copy of the lease, and Mr. Smith  
141 stated that he would email Mr. Murphy to schedule a meeting to take place on December 7. Ms.  
142 Sandy additionally advised that she would be reviewing relevant property tax fees and bond  
143 covenants.

144 C. Discussion of Foxtail Guest Parking

145 Ms. Dobson stated that she had contacted the resident to inform them that there was no hard  
146 evidence found of vehicles having been abandoned, and provided a summary of her discussions  
147 with the resident to the Board.

148 D. Exhibit 13: Discussion of Reserve Study Schedule

149 During discussion of fencing project funding, the Board and Ms. Dobson discussed allocations,  
150 budget increases, and amounts in the reserves line item, as well as funding from reserves versus  
151 capital projects. Following discussion on the reserve study, Ms. Dobson was directed to complete  
152 the capital improvement plan, and the Board agreed that the fencing project funding would be  
153 determined at a later date.

154 Following discussion of the reserve study schedule, Mr. Thompson noted that the County  
155 distributed newsletters to keep residents unable to attend meetings in the loop. Mr. Thompson  
156 additionally noted that it was unclear how many residents actually wanted each park fence  
157 specification as no data had been collected. Comments were made by other Supervisors  
158 suggesting that residents who felt strongly against items for consideration should attend meetings  
159 and voice their concerns at this forum, adding that hearing the Board's discussions could provide  
160 needed context and rationales. Mr. Pellan additionally suggested that Supervisors were elected by  
161 residents to make decisions on behalf of them, and that putting out surveys for every Board  
162 decision would significantly slow down the process. Mr. Pellan noted that agendas and meeting  
163 minutes were published that residents unable to attend meetings could read for reference and  
164 provide feedback on via email.

165 E. Exhibit 14: Consideration of Primrose Fence Repair Proposal Options

166 1. Royce Bravo - \$1,542.78

167 2. Fencing Life - \$1,330.86

168 Representatives from Royce Bravo and Fencing Life presented their proposals to the  
169 Board, fielding questions from Supervisors regarding the gate and the fencing material.

170 On a MOTION by Mr. Pellan, SECONDED by Mr. Thompson, WITH ALL IN FAVOR, the Board  
171 approved the Fencing Life Primrose Fence Repair proposal, with 2-year warranty, in the amount of  
172 \$1,396.52, for the Long Lake Ranch Community Development District.

173 F. Exhibit 15: Consideration of Royce Bravo Fence Proposals

174 1. Dog Park - \$16,833.98

175 The representative from Royce Bravo suggested that replacement of dog park fencing  
176 was not urgent. The representative also recommended against proceeding with an  
177 aluminum option if the Board were to approve new fencing, noting that it would be a  
178 poor fit for the location and that it would increase the cost to about \$19,000. This item  
179 was tabled.

180 2. Walking Gates - \$3,561.21

181 a. Bridge PVC Tan Gates (2) - \$939.00

182 The Board discussed the justifications for the gates around the lake, with  
183 comments made about the needs and expectations of the property owners in the  
184 area.

185 On a MOTION by Mr. Pellan, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board approved  
186 for Fencing Life to replace the footpath bridge PVC fence with 4' aluminum fencing with gates, in the  
187 amount of \$6,234.46, contingent upon the Clubhouse Manager contacting the vendor to ensure in writing  
188 that the three gates were removed at no additional charge, for the Long Lake Ranch Community  
189 Development District.

190 3. Main Park Options

191 a. 4' Chain-link - \$45,788.19

192 b. 6' Chain-link - \$53,910.56

193 c. 4' Aluminum - \$49,098.01

194 d. 6' Aluminum - \$61,616.25

195 Mr. Pellan voiced support for making a motion to approve the 6' aluminum  
196 fencing option.

197 Prior to the vote on the motion, Ms. Clawson stated that there needed to be  
198 verification as to the number of gates and how the double gate was being counted  
199 by the vendor. Comments were made adding that there needed to be coordination  
200 for the removal and reinstallation of gate access electronics, and Mr. Ruhlig  
201 stated that he could contact the District Manager on the cost to have the security  
202 vendor come out to the property. Mr. Thompson expressed concerns that a 6'  
203 fence was not what the residents wanted to have and pay for. Mr. Pellan indicated  
204 that a 4' fence was not a significant cost reduction, and Ms. Clawson observed  
205 that chain link options would be easier for intruders to climb compared to the  
206 aluminum options.

207 On a MOTION by Mr. Pellan, SECONDED by Ms. Clawson, with Mr. Pellan, Ms. Clawson, and Mr.  
208 Smith voting "AYE", and Mr. Thompson voting "NAY", the Board approved for Fencing Life to replace  
209 the playground chain link fence with 6' aluminum fencing, following the removal of 3-foot gates, in the  
210 amount of \$50,522.53, for the Long Lake Ranch Community Development District.

211 Prior to the consideration of Site Masters proposals, Mr. Henman provided an update on lighting  
212 installations on behalf of Florida Field Service. Mr. Henman noted that some boxes of materials  
213 that had previously been stored in the Foxtail storage area were missing from the clubhouse  
214 inventory. Mr. Henman stated that replacement bolts had been ordered at no additional cost to the  
215 District. Mr. Henman added that bulbs and bows had been ordered as well, and the bulbs would  
216 be installed once received.

217 G. Exhibit 16: Consideration of Site Masters Proposals

218 1. Pedestrian Trail Drainage - \$24,500.00

219 Mr. Cooney noted options to improve drainage at pedestrian trails around the pond,  
220 highlighting that gravel-based French drain systems had the potential to scatter on paved  
221 walkways and potentially create hazards for bikers.

222 2. Slab for Maintenance Shed - \$14,280.00

223 Following the presentation of the Site Masters proposals, Ms. Dobson acknowledged that  
224 Site Masters was the only vendor that proposals had been received from thus far. Ms.  
225 Dobson noted that the specifications for the slab had been sent to Finn Outdoor, but that  
226 vendor had suggested that the project fell under the category of a general contractor.

227 Both Site Masters proposals were tabled, pending second opinions/competing proposals.

228 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

229 Mr. Smith and Mr. Ruhlig discussed zip tie costs and needs.

230 Mr. Thompson inquired about potential conflicts of interest that may arise from being a  
231 stockholder at a specific company, and Ms. Sandy stated that she could provide recommendations  
232 following the meeting.

233 Mr. Pellan asked for an update on flooring for the amenity center room, and Ms. Dobson stated  
234 that proposals would be brought to the next meeting. Additional discussion ensued regarding pool  
235 furniture purchase and delivery timing.

236 *(Mr. Smith left the meeting.)*

237 **NINTH ORDER OF BUSINESS – Audience Comments – New Business**

238 There being none, the next item followed.

239 **TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: January 5th, 6:00 PM**

240 All Supervisors in attendance indicated that they would be able to attend the next meeting,  
241 scheduled for January 5, 2023, in person, constituting a quorum.

242 **ELEVENTH ORDER OF BUSINESS – Adjournment**

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

245 On a MOTION by Mr. Pellan, SECONDED by Mr. Thompson, WITH ALL IN FAVOR, the Board  
246 adjourned the meeting at 10:40 p.m. for the Long Lake Ranch Community Development District.

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

250 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
 251 **meeting held on January 5, 2023.**

252

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**Signature**

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**Signature**

253

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**Printed Name**

---

**Printed Name**

254 **Title:**     **Secretary**     **Assistant Secretary**

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

# EXHIBIT 5

Long Lake Ranch  
Community Development District

Financial Statements  
(Unaudited)

Preliminary

November 30, 2022

**Long Lake Ranch CDD**  
**Balance Sheet**  
**November 30, 2022**

	<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 <b><u>ASSETS</u></b>						
2 OPERATING ACCOUNT - BU	\$ 595,116	\$ -	\$ -	\$ -	\$ -	\$ 595,116
3 DEBIT CARD ACCOUNT	-	-	-	-	-	-
4 MONEY MARKET ACCOUNT - BU	-	908,955	-	-	-	908,955
5 RESERVE ACCOUNT - BU	-	95,543	-	-	-	95,543
6 TRUST ACCOUNTS:						-
7 REVENUE FUND	-	-	71,730	23,629	12,707	108,066
8 RESERVE FUND	-	-	318,994	117,969	96,531	533,494
9 PREPAYMENT FUND	-	-	281	-	1,626	1,907
10 ACCOUNTS RECEIVABLE	-	-	-	-	-	-
11 ASSESSMENTS RECEIVABLE - ON ROLL	936,145	178,749	255,829	189,405	154,372	1,714,499
12 DUE FROM OTHER FUNDS	35,419	43,880	64,035	47,409	38,644	229,387
13 PREPAID EXPENSES	3,056	-	-	-	-	3,056
14 DEPOSITS	42,903	-	-	-	-	42,903
15 <b><u>TOTAL ASSETS</u></b>	<b><u>\$ 1,612,640</u></b>	<b><u>\$ 1,227,126</u></b>	<b><u>\$ 710,868</u></b>	<b><u>\$ 378,411</u></b>	<b><u>\$ 303,881</u></b>	<b><u>\$ 4,232,927</u></b>
16 <b><u>LIABILITIES</u></b>						
17 ACCOUNTS PAYABLE	\$ 12,360	\$ -	\$ -	\$ -	\$ -	\$ 12,360
18 SALES TAX	3	-	-	-	-	3
19 ACCRUED EXPENSES	-	-	-	-	-	-
20 DEFERRED REVENUE - ON-ROLL	936,145	178,749	255,829	189,405	154,372	1,714,499
21 DUE TO OTHER FUNDS	193,968	35,419	-	-	-	229,387
22 <b><u>TOTAL LIABILITIES</u></b>	<b><u>1,142,476</u></b>	<b><u>214,168</u></b>	<b><u>255,829</u></b>	<b><u>189,405</u></b>	<b><u>154,372</u></b>	<b><u>1,956,249</u></b>
23 <b><u>FUND BALANCE</u></b>						
24 NONSPENDABLE						
25 PREPAID & DEPOSITS	45,960	-	-	-	-	45,960
27 CAPITAL RESERVES	-	772,153	-	-	-	-
26 OPERATING CAPITAL	201,740	250,000	-	-	-	451,740
28 UNASSIGNED	222,464	(9,195)	455,040	189,006	149,509	1,006,825
29 <b><u>TOTAL FUND BALANCE</u></b>	<b><u>470,164</u></b>	<b><u>1,012,958</u></b>	<b><u>455,040</u></b>	<b><u>189,006</u></b>	<b><u>149,509</u></b>	<b><u>2,199,620</u></b>
30 <b><u>TOTAL LIABILITIES &amp; FUND BALANCE</u></b>	<b><u>\$ 1,612,640</u></b>	<b><u>\$ 1,227,126</u></b>	<b><u>\$ 710,868</u></b>	<b><u>\$ 378,411</u></b>	<b><u>\$ 303,881</u></b>	<b><u>\$ 4,367,727</u></b>

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2021 through November 30, 2022**

	FY 2023 Amended Budget	FY 2023 Month of November	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
<b>1 REVENUE</b>					
<b>2 ASSESSMENTS LEVIED</b>					
3 ASSESSMENTS LEVIED (NET ON-ROLL)	\$ 1,165,951	\$ 229,807	\$ 229,807	\$ (936,145)	20%
<b>4 ADDITIONAL REVENUE</b>					
5 TENNIS	1,440	-	-	(1,440)	0%
6 ROOM RENTALS	150	245	245	95	163%
7 INTEREST	125	-	334	209	267%
8 MISC. REVENUE	-	2,355	3,155	3,155	
9 FUND BALANCE FORWARD (removed)	-	-	-	-	
<b>10 TOTAL REVENUE</b>	<b>\$ 1,167,666</b>	<b>\$ 232,407</b>	<b>\$ 233,540</b>	<b>\$ (934,126)</b>	<b>20%</b>
<b>11 EXPENDITURES</b>					
<b>12 ADMINISTRATIVE</b>					
13 SUPERVISORS - REGULAR MEETINGS	\$ 10,000	\$ 800	\$ 1,400	\$ (8,600)	14%
14 SUPERVISORS - WORKSHOPS	2,000	-	-	(2,000)	0%
15 PAYROLL TAXES (BOS)	734	61	107	(627)	15%
16 PAYROLL SERVICES FEES	600	50	100	(500)	17%
17 DISTRICT MANAGEMENT	20,000	1,638	3,305	(16,695)	17%
18 ADMINISTRATIVE	11,000	917	1,833	(9,167)	17%
19 ACCOUNTING	11,000	917	1,833	(9,167)	17%
20 ASSESSMENT ROLL PREPERATION	5,000	417	833	(4,167)	17%
21 DISSEMINATION AGENT	3,000	-	3,000	-	100%
22 MEETING OVRAGES	-	-	-	-	
23 DISTRICT COUNSEL	32,000	2,892	5,983	(26,017)	19%
24 DISTRICT ENGINEER	13,500	968	1,265	(12,235)	9%
25 ARBITRAGE REBATE CALCULATION	650	-	-	(650)	0%
26 TRUSTEE FEES	15,701	-	-	(15,701)	0%
27 BANK FEES	150	-	-	(150)	0%
28 AUDITING	6,000	-	-	(6,000)	0%
29 REGULATORY PERMITS AND FEES	175	-	175	-	100%
30 PROPERTY TAXES	250	-	189	(61)	76%
31 LEGAL ADVERTISING	1,500	-	-	(1,500)	0%
32 WEBSITE HOSTING	1,600	-	1,538	(63)	96%
33 MISC. SERVICE	-	-	-	-	
<b>34 TOTAL ADMINISTRATIVE</b>	<b>134,860</b>	<b>8,659</b>	<b>21,562</b>	<b>(113,299)</b>	<b>16%</b>
<b>35 INSURANCE</b>					
36 GENERAL LIABILITY/PROPERTY INSURANCE	22,628	-	20,564	(2,064)	91%
37 PROPERTY INSURANCE	-	-	-	-	
<b>38 TOTAL INSURANCE</b>	<b>22,628</b>	<b>-</b>	<b>20,564</b>	<b>(2,064)</b>	<b>91%</b>
<b>39 UTILITIES</b>					
40 UTILITIES - ELECTRICITY	90,000	3,586	7,316	(82,684)	8%
41 UTILITIES - STREETLIGHTS	150,000	10,805	21,615	(128,385)	14%
42 UTILITIES - WATER/SEWER	25,000	272	1,035	(23,965)	4%
43 UTILITIES - SOLID WASTE REMOVAL	1,716	1,426	1,601	(115)	93%
<b>44 TOTAL UTILITIES</b>	<b>266,716</b>	<b>16,090</b>	<b>31,567</b>	<b>(235,149)</b>	<b>12%</b>

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2021 through November 30, 2022**

	FY 2023 Amended Budget	FY 2023 Month of November	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
<b>45 SECURITY</b>					
46 SECURITY MONITORING SERVICES	-	-	-	-	
47 SECURITY MISCELLANEOUS EXPENSE (EQUIPMENT)	7,600	250	900	(6,700)	12%
<b>48 TOTAL SECURITY</b>	<b>7,600</b>	<b>250</b>	<b>900</b>	<b>(6,700)</b>	<b>12%</b>
<b>49 COMMUNITY MAINTENANCE</b>					
50 FIELD SERVICES	5,051	421	842	(4,209)	17%
51 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	3,500	600	600	(2,900)	17%
52 AQUATIC MAINTENANCE	29,520	2,460	7,380	(22,140)	25%
53 MITIGATION AREA MONITORING & MAINTENANCE	3,100	-	-	(3,100)	0%
54 AQUATIC PLANT REPLACEMENT	2,500	-	-	(2,500)	0%
55 STORMWATER SYSTEM MAINTENANCE	500	-	-	(500)	0%
56 MIDGE FLY TREATMENTS	-	-	-	-	
57 FISH STOCKING	11,100	-	-	(11,100)	0%
58 LAKE & POND MAINTENANCE	2,000	-	-	(2,000)	0%
59 ENTRY & WALLS MAINTENANCE	5,500	-	-	(5,500)	0%
60 LANDSCAPE MAINTENANCE - CONTRACT	183,982	13,675	27,350	(156,632)	15%
61 LANDSCAPE REPLACEMENT MULCH	70,000	-	-	(70,000)	0%
62 LANDSCAPE REPLACEMENT ANNUALS	24,000	-	7,272	(16,728)	30%
63 LANDSCAPE REPLACEMENT PLANTS & SHRUBS	45,000	-	-	(45,000)	0%
64 TREE TRIMMING & MAINTENANCE	16,000	675	675	(15,325)	4%
65 OTHER LANDSCAPE -FIRE ANT TREAT	4,500	-	-	(4,500)	0%
66 IRRIGATION REPAIRS & MAINTENANCE	6,000	-	-	(6,000)	0%
67 DECORATIVE LIGHT MAINTENANCE	9,050	-	4,000	(5,050)	44%
68 PRESSURE WASHING	30,000	-	-	(30,000)	0%
69 FIELD CONTINGENCY	22,931	-	1,200	(21,731)	5%
<b>70 TOTAL PHYSICAL ENVIRONMENT</b>	<b>474,234</b>	<b>17,831</b>	<b>49,319</b>	<b>(424,915)</b>	<b>10%</b>
<b>71 ROAD &amp; STREET FACILITIES</b>					
72 SIDEWALK REPAIR & MAINTENANCE	1,000	-	-	(1,000)	0%
73 ROADWAY REPAIR & MAINTENANCE	1,000	-	-	(1,000)	0%
74 SIGNAGE REPAIR & REPLACEMENT	5,000	-	-	(5,000)	0%
<b>75 TOTAL ROAD &amp; STREET FACILITIES</b>	<b>7,000</b>	<b>-</b>	<b>-</b>	<b>(7,000)</b>	<b>0%</b>
<b>76 AMENITY MAINTENANCE</b>					
77 CLUBHOUSE MANAGEMENT	126,928	7,728	15,039	(111,889)	12%
78 POOL MAINTENANCE - CONTRACT	27,780	1,668	5,651	(22,129)	20%
79 DOG WASTE STATION SUPPLIES	5,460	-	-	(5,460)	0%
80 AMENITY MAINTENANCE & REPAIR	21,000	275	789	(20,211)	4%
81 OFFICE SUPPLIES	500	-	41	(459)	8%
82 FURNITURE REPAIR/REPLACEMENT	1,500	-	-	(1,500)	0%
83 POOL REPAIRS	1,500	135	135	(1,365)	9%
84 POOL PERMITS	1,000	-	-	(1,000)	0%
85 COMMUNICATIONS (TEL, FAX, INTERNET )	5,000	302	566	(4,434)	11%
86 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	2,000	-	-	(2,000)	0%
87 COMPUTER SUPPORT MAINTENANCE & REPAIR	1,000	972	972	(28)	97%
88 PLAYGROUND EQUIPMENT & MAINTENANCE	1,000	-	-	(1,000)	0%
89 ATHLETIC/PARK & COURT/FIELD REPAIRS	5,000	300	474	(4,526)	9%
90 PEST CONTROL	2,460	-	-	(2,460)	0%
91 CLUBHOUSE SUPPLIES	2,500	1,010	1,010	(1,490)	40%
<b>92 TOTAL PARKS AND RECREATION</b>	<b>204,628</b>	<b>12,390</b>	<b>24,676</b>	<b>(179,952)</b>	<b>12%</b>
<b>93 TOTAL EXPENDITURES</b>	<b>1,117,666</b>	<b>55,220</b>	<b>148,587</b>	<b>(969,079)</b>	<b>13%</b>
<b>94 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>50,000</b>	<b>177,187</b>	<b>84,953</b>	<b>34,953</b>	

**Long Lake Ranch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2021 through November 30, 2022**

	<u>FY 2023 Amended Budget</u>	<u>FY 2023 Month of November</u>	<u>FY 2023 Total Actual Year-to-Date</u>	<u>VARIANCE Over (Under) to Budget</u>	<u>% Actual YTD / FY Budget</u>
95 <b>OTHER FINANCING SOURCES &amp; USES</b>					
96 TRANSFERS IN	-	-	-	-	
97 TRANSFERS OUT	(50,000)	-	(95,877)	(45,877)	
98 <b>TOTAL OTHER FINANCING RESOURCES &amp; USES</b>	<u>(50,000)</u>	<u>-</u>	<u>(95,877)</u>	<u>(45,877)</u>	
99 FUND BALANCE - BEGINNING - UNAUDITED	300,047		481,088	181,041	
100 NET CHANGE IN FUND BALANCE	-	177,187	(10,924)	(10,924)	
101 <b>FUND BALANCE - ENDING - PROJECTED</b>	<u>\$ 300,047</u>	<u>177,187</u>	<u>\$ 470,164</u>	<u>170,117</u>	
102 <b>ANALYSIS OF FUND BALANCE</b>					
103 NON SPENDABLE DEPOSITS					
104 PREPAID & DEPOSITS	45,795		45,960		
105 CAPITAL RESERVES			-		
106 OPERATING CAPITAL	201,740		201,740		
107 UNASSIGNED	98,438		222,464		
108 <b>TOTAL FUND BALANCE</b>	<u>\$ 345,973</u>		<u>\$ 470,164</u>		

**Long Lake Ranch CDD**  
**Capital Reserve Fund (CRF)**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2021 through November 30, 2022**

	<b>FY 2023 Amended Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 222,628	\$ 43,880	\$ (178,749)
3 INTEREST & MISCELLANEOUS	1,000	1,788	788
<b>4 TOTAL REVENUE</b>	<b>223,628</b>	<b>45,668</b>	<b>(177,960)</b>
<b>5 EXPENDITURES</b>			
6 CAPITAL IMPROVEMENT PLAN (CIP)	92,276	35,419	(56,857)
7 CONTINGENCY	9,228	-	(9,228)
<b>8 TOTAL EXPENDITURES</b>	<b>101,504</b>	<b>35,419</b>	<b>(66,085)</b>
<b>9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>122,124</b>	<b>10,249</b>	<b>(111,876)</b>
<b>10 OTHER FINANCING SOURCES &amp; USES</b>			
11 TRANSFERS IN	50,000	95,877	
12 TRANSFERS OUT	-	-	
<b>13 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>50,000</b>	<b>95,877</b>	<b>45,877</b>
14 FUND BALANCE - BEGINNING	906,832	906,832	-
15 NET CHANGE IN FUND BALANCE	172,124	106,126	(65,998)
<b>16 FUND BALANCE - ENDING</b>	<b>\$ 1,078,956</b>	<b>\$ 1,012,958</b>	<b>\$ (65,998)</b>
<b>17 ANALYSIS OF FUND BALANCE</b>			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	972,956	972,956	
20 WORKING CAPITAL	75,000	75,000	
21 UNASSIGNED	31,000	(34,998)	
<b>22 FUND BALANCE - ENDING</b>	<b>\$ 1,078,956</b>	<b>\$ 1,012,958</b>	

**Long Lake Ranch CDD**  
**Debt Service Fund - Series 2014**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2021 through November 30, 2022**

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 318,994	\$ 62,801	\$ (256,192)
3 INTEREST REVENUE	-	1,920	1,920
<b>4 TOTAL REVENUE</b>	<b>318,994</b>	<b>64,722</b>	<b>(254,272)</b>
<b>5 EXPENDITURES</b>			
6 INTEREST EXPENSE			
7     November 1, 2022	-	115,763	115,763
8     May 1, 2023	115,763	-	(115,763)
9     November 1, 2023	113,231	-	(113,231)
10 PRINCIPAL RETIREMENT			
11     May 1, 2023	90,000	-	(90,000)
<b>12 TOTAL EXPENDITURES</b>	<b>318,994</b>	<b>115,763</b>	<b>(203,231)</b>
<b>13 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>-</b>	<b>(51,041)</b>	<b>(51,041)</b>
<b>14 OTHER FINANCING SOURCES (USES)</b>			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
<b>17 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
18 FUND BALANCE - BEGINNING	506,081	506,081	-
19 NET CHANGE IN FUND BALANCE	-	(51,041)	(51,041)
<b>20 FUND BALANCE - ENDING</b>	<b>\$ 506,081</b>	<b>\$ 455,040</b>	<b>\$ (51,041)</b>

**Long Lake Ranch CDD**  
**Debt Service Fund- Series 2015**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2021 through November 30, 2022**

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 46,495	\$ (189,442)
3 INTEREST REVENUE	-	2	2
<b>4 TOTAL REVENUE</b>	<b>235,938</b>	<b>46,497</b>	<b>(189,440)</b>
<b>5 EXPENDITURES</b>			
6 INTEREST EXPENSE			
7 November 1, 2022	-	88,119	88,119
8 May 1, 2023	88,119	-	(88,119)
9 November 1, 2023	86,319	-	(86,319)
10 PRINCIPAL RETIREMENT			
11 May 1, 2023	60,000	-	(60,000)
<b>12 TOTAL EXPENDITURES</b>	<b>234,438</b>	<b>88,119</b>	<b>(146,319)</b>
<b>13 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>1,500</b>	<b>(41,621)</b>	<b>(43,121)</b>
<b>14 OTHER FINANCING SOURCES (USES)</b>			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
<b>17 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
18 FUND BALANCE - BEGINNING	230,628	230,628	-
19 NET CHANGE IN FUND BALANCE	1,500	(41,621)	(43,121)
<b>20 FUND BALANCE - ENDING</b>	<b>\$ 232,128</b>	<b>\$ 189,006</b>	<b>\$ (43,121)</b>

**Long Lake Ranch CDD**  
**Debt Service Fund- Series 2016**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2021 through November 30, 2022**

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 192,869	\$ 37,896	\$ (154,973)
3 INTEREST REVENUE	-	518	518
<b>4 TOTAL REVENUE</b>	<b>192,869</b>	<b>38,413</b>	<b>(154,456)</b>
<b>5 EXPENDITURES</b>			
6 INTEREST EXPENSE			
7 November 1, 2022	-	63,434	63,434
8 May 1, 2023	63,434	-	(63,434)
9 November 1, 2023	62,134	-	(62,134)
10 PRINCIPAL RETIREMENT			
11 May 1, 2023	65,000	-	(65,000)
12 PRINCIPAL PREPAYMENT	-	15,000	15,000
<b>13 TOTAL EXPENDITURES</b>	<b>190,569</b>	<b>78,434</b>	<b>(112,134)</b>
<b>14 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>2,300</b>	<b>(40,021)</b>	<b>(42,321)</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
<b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
19 FUND BALANCE - BEGINNING	189,530	189,530	-
20 NET CHANGE IN FUND BALANCE	2,300	(40,021)	(42,321)
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 191,830</b>	<b>\$ 149,509</b>	<b>\$ (42,321)</b>

## Long Lake Ranch CDD Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
<b>09/30/2022</b>		<b>EOY Balance</b>				<b>364,178.80</b>
10/01/2022	1461	Egis Insurance & Risk Advisors	Insurance FY 10/1/22 - 10/1/23 Policy # 100122769		20,564.00	343,614.80
10/03/2022	01ACH100322	Duke Energy	Summary Bill - Sept 2022		14,691.39	328,923.41
10/04/2022	100044	County Sanitation	Invoice: 100322-6755 (Reference: 19037 Long Lake Ranch Blvd. )		87.21	328,836.20
10/04/2022	100045	Innersync	Invoice: 20770 (Reference: Outgoing PDF Accessibility and Website Services. )		1,537.50	327,298.70
10/04/2022	100046	Vesta Property Services, Inc.	Invoice: 401900 (Reference: Oct Management Services fees. )		8,979.23	318,319.47
10/06/2022	100047	County Sanitation	Invoice: 2A127846 (Reference: 19037 Long Lake Ranch- Trash Removal. )		87.21	318,232.26
10/06/2022	100048	Johnson Engineering, Inc.	Invoice: 34 (Reference: Professional Personnel 9.11. ) Invoice: 4 (Reference: Professional Ser..		742.50	317,489.76
10/06/2022	100049	RedTree Landscape Systems	Invoice: 11549 (Reference: Monthly Grounds Maintenance. ) Invoice: 11461 (Reference: Repla		15,892.50	301,597.26
10/06/2022	100050	Vesta Property Services	Invoice: WC0129 (Reference: Replaced 2 pool ladder treads at main pool. ) Invoice: WC0142 (		420.00	301,177.26
10/06/2022	100051	A Total Solution, Inc.	Invoice: 0000164442 (Reference: Replaced check Valve #2. )		1,358.81	299,818.45
10/11/2022	ACH1101122	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 08/08-09/08/22		70.74	299,747.71
10/11/2022	100052	DCSI, Inc " Security & Sound"	Invoice: 30016 (Reference: access control. )		11,825.00	287,922.71
10/11/2022	100053	Florida Field Services Group, LLC	Invoice: 678 (Reference: 50% deposit - reinstallation of holiday lighting. )		4,000.00	283,922.71
10/11/2022	100054	RedTree Landscape Systems	Invoice: 11444 (Reference: Landscape construction- remove dead/ declining cypress trees. )		3,920.00	280,002.71
10/11/2022	100055	DCSI, Inc " Security & Sound"	Invoice: 29998 (Reference: Access/ Gate Service. )		125.00	279,877.71
10/11/2022	100056	GHS LLC	Invoice: 2022-489 (Reference: Aquatic Maintenance Program. )		2,460.00	277,417.71
10/12/2022	101222ACH1	Frontier	Phone and Internet - 9/15-10/14		100.99	277,316.72
10/12/2022	101222ACH2	Frontier	Phone and Internet - 09/15-10/14/22		163.40	277,153.32
10/12/2022	ACH101222	Duke Energy	000 Sunlake Blvd Lite 08/17-9/16		336.94	276,816.38
10/14/2022	100057	DCSI, Inc " Security & Sound"	Invoice: 29991 (Reference: Access Cards. )		525.00	276,291.38
10/14/2022	101422ACH3	Engage PEO	BOS MTG 10/6/22		141.80	276,149.58
10/14/2022	101422ACH2	George Smith, Jr	BOS MTG 10/6/22		184.70	275,964.88
10/14/2022	101422ACH1	Jim Kofor	BOS MTG 10/6/22		184.70	275,780.18
10/14/2022	23	William Pellan	BOS MTG 10/6/22		184.70	275,595.48
10/18/2022	ACH 101822	Florida Department of Revenue	Sales Tax 3rd Qt 2022		188.81	275,406.67
10/20/2022			Deposit	800.00		276,206.67
10/22/2022	ACH 102222	Credit Card Purchases			1,100.17	275,106.50
10/24/2022	102422ACH1	Pasco County Utilities Services Branch	Reference: 0 Community center 8/19-9/20		529.91	274,576.59
10/24/2022	102422ACH2	Pasco County Utilities Services Branch	Reference: 18981 Long Lake Ranch blvd 8/19-9/20		161.07	274,415.52
10/24/2022			Funds Transfer	8.66		274,424.18
10/26/2022	100058	DPFG M&C	Invoice: 403544 (Reference: Dissemination agent. ) Invoice: 403514 (Reference: Oct Managem		7,337.58	267,086.60
10/26/2022	100059	Kutak Rock LLP	Invoice: 3125416 (Reference: Professional Services Rendered. ) Invoice: 3125413 (Reference: I		3,091.50	263,995.10
10/26/2022	100060	Vesta Property Services	Invoice: 403571 (Reference: Monthly pool services. ) Invoice: 403621 (Reference: Oct Manage		11,710.90	252,284.20
<b>10/31/2022</b>		<b>EOM Balance</b>		<b>808.66</b>	<b>112,703.26</b>	<b>252,284.20</b>
11/01/2022	ACH110122	Duke Energy	Summary Bill - OCT 2022		14,202.25	238,081.95
11/01/2022	100061	GHS LLC	Invoice: 2022-538 (Reference: Aquatic Maintenance Program. )		2,460.00	235,621.95
11/03/2022			Deposit	800.00		236,421.95
11/07/2022			Deposit	10,329.01		246,750.96
11/08/2022	ACH110822	Frontier	Phone and Internet -10/15 - 11/14		162.40	246,588.56
11/08/2022			Deposit	630.00		247,218.56
11/08/2022			Deposit	7,853.00		255,071.56
11/08/2022	100062	Johnson Engineering, Inc.	Invoice: 35 (Reference: Engineering professional services. )		297.50	254,774.06
11/08/2022	100063	RedTree Landscape Systems	Invoice: 11690 (Reference: landscape enhancement performed 10/3. ) Invoice: 11770 (Referenc		22,389.50	232,384.56
11/08/2022	100064	The Lake Doctors, Inc.	Invoice: 46279B (Reference: Fountain quarterly cleaning. )		600.00	231,784.56
11/08/2022	100065	Patriot Amenity Services Group LLC	Invoice: 1809 (Reference: Disposal of old patio furniture. )		200.00	231,584.56
11/08/2022	100066	Site Master of Florida, LLC	Invoice: 101922-1 (Reference: Repaired erosion on west side of dock. )		1,200.00	230,384.56
11/08/2022	ACH11822	Duke Energy	000 Sunlake Blvd Lite 09/17-10/17		336.94	230,047.62
11/09/2022	ACH 110922	Frontier	Phone and Internet - 10/15-11/14		100.99	229,946.63

**Long Lake Ranch CDD  
Check Register - FY2023**

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/11/2022	111122ACH5	Engage PEO	BOS MTG 11/3/22		172.40	229,774.23
11/11/2022	111122ACH1	George Smith, Jr	BOS MTG 11/3/22		184.70	229,589.53
11/11/2022	111122ACH2	Heidi Clawson	BOS MTG 11/3/22		184.70	229,404.83
11/11/2022	111122ACH3	James Christopher Koford	BOS MTG 11/3/22		184.70	229,220.13
11/11/2022	24	William Pellan	BOS MTG 11/3/22		184.70	229,035.43
11/14/2022	1463	Board of County Commissioners	Parcel 34-26-18-0020-0000-0P10 (annual solid waste)		1,336.94	227,698.49
11/14/2022	1464	Board of County Commissioners	Parcel 33-26-18-0030 (annual solid waste)		89.28	227,609.21
11/14/2022	ACH111422	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/08-10/07/22		71.80	227,537.41
11/15/2022			Deposit	94,294.75		321,832.16
11/16/2022			Deposit	370.00		322,202.16
11/16/2022	100067	DCSI, Inc " Security & Sound"	Invoice: 30076 (Reference: Replace camera system. )		22,151.50	300,050.66
11/16/2022	100068	DPFG M&C	Invoice: 404421 (Reference: Monthly contract management fees. )		4,309.29	295,741.37
11/21/2022	ACH111/2122	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/20-10/19/22		148.75	295,592.62
11/21/2022	ACH2112122	Pasco County Utilities Services Branch	0 Community Center 9/20 - 10/19		51.59	295,541.03
11/21/2022	1465	DEPT OF ECONOMIC OPPORTUNITY	FY 2022/2023 Special District Fee Invoice/Update Form		175.00	295,366.03
11/21/2022			Deposit	106,788.60		402,154.63
11/23/2022	100069	DCSI, Inc " Security & Sound"	Invoice: 30115 (Reference: Replace PoE switch , surge protector & Battery backup. )		972.00	401,182.63
11/23/2022	100070	Johnson Engineering, Inc.	Invoice: 36 (Reference: General Engineering services. )		967.50	400,215.13
11/25/2022			Deposit	209,466.04		609,681.17
11/28/2022			Deposit	800.00		610,481.17
11/30/2022	ACH113022	Duke Energy	Summary Bill -10/04-Nov/01 2022		14,054.85	596,426.32
11/30/2022	100071	Jeffrey K. Murphy	Invoice: 111822 (Reference: Land Surveying. )		300.00	596,126.32
11/30/2022	ACH 113022	Credit Card Purchases	Temp placeholder until credit card statement		1,009.91	595,116.41
<b>11/30/2022</b>		<b>EOM Balance</b>		<b>431,331.40</b>	<b>88,499.19</b>	<b>595,116.41</b>

# EXHIBIT 6

**Long Lake Ranch CDD**  
**Check Detail**  
 November 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	11112...	11/11/2022	George Smith, Jr		1101000 · Cash- Op...		-184.70
Bill	202213	11/11/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	11112...	11/11/2022	Heidi Clawson		1101000 · Cash- Op...		-184.70
Bill	202213	11/11/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	11112...	11/11/2022	James Christopher Koford		1101000 · Cash- Op...		-184.70
Bill	202213	11/11/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	11112...	11/11/2022	Engage PEO		1101000 · Cash- Op...		-172.40
Bill	097509	11/11/2022			1510000 · Board of ...	-61.20	61.20
					1510010 · Payroll FI...	-61.20	61.20
					1510020 · Payroll S...	-50.00	50.00
TOTAL						-172.40	172.40
Bill Pmt -Check	24	11/11/2022	William Pellan		1101000 · Cash- Op...		-184.70
Bill	202213	11/11/2022			1510000 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1463	11/14/2022	Board of County Commissioners		1101000 · Cash- Op...		-1,336.94
Bill	22227...	11/01/2022			1540030 · Solid Wa...	-1,336.94	1,336.94
TOTAL						-1,336.94	1,336.94
Bill Pmt -Check	1464	11/14/2022	Board of County Commissioners		1101000 · Cash- Op...		-89.28
Bill	22137...	11/01/2022			1540030 · Solid Wa...	-89.28	89.28
TOTAL						-89.28	89.28

**Long Lake Ranch CDD**  
**Check Detail**  
 November 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1465	11/21/2022	DEPT OF ECONOMIC OPPORT...		1101000 · Cash- Op...		-175.00
Bill	87157	10/03/2022			1510120 · Annual Di...	-175.00	175.00
TOTAL						-175.00	175.00
Bill Pmt -Check	ACH1...	11/21/2022	Pasco County Utilities Services...		1101000 · Cash- Op...		-148.75
Bill	09287...	11/02/2022			1540020 · Utilities - ...	-148.75	148.75
TOTAL						-148.75	148.75
Bill Pmt -Check	ACH1...	11/08/2022	Duke Energy		1101000 · Cash- Op...		-336.94
Bill	9100 ...	10/18/2022			1540010 · Utilities - ...	-336.94	336.94
TOTAL						-336.94	336.94
Bill Pmt -Check	100061	11/01/2022	GHS LLC		1101000 · Cash- Op...		-2,460.00
Bill	2022-...	10/27/2022			1560020 · Aquatic M...	-2,460.00	2,460.00
TOTAL						-2,460.00	2,460.00
Bill Pmt -Check	100062	11/08/2022	Johnson Engineering, Inc.		1101000 · Cash- Op...		-297.50
Bill	35	10/17/2022			1510090 · District E...	-297.50	297.50
TOTAL						-297.50	297.50
Bill Pmt -Check	100063	11/08/2022	RedTree Landscape Systems		1101000 · Cash- Op...		-22,389.50
Bill	11829	10/31/2022			1190000 · Capital I...	-1,442.50	1,442.50
Bill	11690	10/31/2022			1560120 · Landscap...	-7,272.00	7,272.00
Bill	11770	11/01/2022			1560100 · Landscap...	-13,675.00	13,675.00
TOTAL						-22,389.50	22,389.50
Bill Pmt -Check	100064	11/08/2022	The Lake Doctors, Inc.		1101000 · Cash- Op...		-600.00
Bill	46279B	11/01/2022			1560010 · Fountain ...	-600.00	600.00
TOTAL						-600.00	600.00

**Long Lake Ranch CDD**  
**Check Detail**  
 November 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>100065</b>	<b>11/08/2022</b>	<b>Patriot Amenity Services Grou...</b>		<b>1101000 · Cash- Op...</b>		<b>-200.00</b>
Bill	1809	10/01/2022			1580010 · Clubhous...	-200.00	200.00
TOTAL						-200.00	200.00
<b>Bill Pmt -Check</b>	<b>100066</b>	<b>11/08/2022</b>	<b>Site Master of Florida, LLC</b>		<b>1101000 · Cash- Op...</b>		<b>-1,200.00</b>
Bill	10192...	10/19/2022			1560180 · Miscellan...	-1,200.00	1,200.00
TOTAL						-1,200.00	1,200.00
<b>Bill Pmt -Check</b>	<b>100067</b>	<b>11/16/2022</b>	<b>DCSI, Inc " Security &amp; Sound"</b>		<b>1101000 · Cash- Op...</b>		<b>-22,151.50</b>
Bill	30076	11/02/2022			1190000 · Capital I...	-22,151.50	22,151.50
TOTAL						-22,151.50	22,151.50
<b>Bill Pmt -Check</b>	<b>100068</b>	<b>11/16/2022</b>	<b>DPMG M&amp;C</b>		<b>1101000 · Cash- Op...</b>		<b>-4,309.29</b>
Bill	404421	11/01/2022			1510030 · District M...	-1,638.38	1,638.38
					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						-4,309.29	4,309.29
<b>Bill Pmt -Check</b>	<b>100069</b>	<b>11/23/2022</b>	<b>DCSI, Inc " Security &amp; Sound"</b>		<b>1101000 · Cash- Op...</b>		<b>-972.00</b>
Bill	30115	11/14/2022			1580100 · Computer...	-972.00	972.00
TOTAL						-972.00	972.00
<b>Bill Pmt -Check</b>	<b>100070</b>	<b>11/23/2022</b>	<b>Johnson Engineering, Inc.</b>		<b>1101000 · Cash- Op...</b>		<b>-967.50</b>
Bill	36	11/18/2022			1510090 · District E...	-967.50	967.50
TOTAL						-967.50	967.50

Long Lake Ranch CDD  
Check Detail  
November 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100071	11/30/2022	Jeffrey K. Murphy		1101000 · Cash- Op...		-300.00
Bill	111822	11/18/2022			1580120 · Athletic/P...	-300.00	300.00
TOTAL						-300.00	300.00
Bill Pmt -Check	ACH 1...	11/01/2022	US Bank		3151004 · Interest ...		-115,762.50
Bill	11/01/...	11/01/2022			3517720 · Interest E...	-115,762.50	115,762.50
TOTAL						-115,762.50	115,762.50
Bill Pmt -Check	ACH 1...	11/01/2022	US Bank		4151001 · Interest ...		-88,118.75
Bill	11/01/...	11/01/2022			4517720 · Interest E...	-88,118.75	88,118.75
TOTAL						-88,118.75	88,118.75
Bill Pmt -Check	ACH 1...	11/01/2022	US Bank		5151004 · Prepaym...		-15,000.00
Bill	11/01/...	11/01/2022			5515710 · Principal ...	-15,000.00	15,000.00
TOTAL						-15,000.00	15,000.00
Bill Pmt -Check	ACH 1...	11/01/2022	US Bank		5151000 · Interest ...		-63,434.38
Bill	11/01/...	11/01/2022			5517720 · Interest E...	-63,434.38	63,434.38
TOTAL						-63,434.38	63,434.38
Bill Pmt -Check	ACH1...	11/01/2022	Duke Energy		1101000 · Cash- Op...		-14,202.25
Bill	9300 ...	10/11/2022			1540000 · Utilities - ...	-3,729.89	3,729.89
					1540010 · Utilities - ...	-10,472.36	10,472.36
TOTAL						-14,202.25	14,202.25
Bill Pmt -Check	ACH1...	11/08/2022	Frontier		1101000 · Cash- Op...		-162.40
Bill	06152...	10/15/2022			1580080 · Communi...	-162.40	162.40
TOTAL						-162.40	162.40

**Long Lake Ranch CDD**  
**Check Detail**  
 November 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	ACH 1...	11/09/2022	Frontier		1101000 · Cash- Op...		-100.99
Bill	81394...	10/15/2022			1580080 · Communi...	-100.99	100.99
TOTAL						-100.99	100.99
Bill Pmt -Check	ACH1...	11/14/2022	Pasco County Utilities Services...		1101000 · Cash- Op...		-71.80
Bill	09292...	10/07/2022			1540020 · Utilities - ...	-71.80	71.80
TOTAL						-71.80	71.80
Bill Pmt -Check	ACH 1...	11/30/2022	Credit Card Purchases		1101000 · Cash- Op...		-1,009.91
Bill	Temp	11/30/2022			1580150 · Clubhous...	-1,009.91	1,009.91
TOTAL						-1,009.91	1,009.91
Bill Pmt -Check	ACH1...	11/30/2022	Duke Energy		1101000 · Cash- Op...		-14,054.85
Bill	9300 ...	11/09/2022			1540000 · Utilities - ...	-3,586.48	3,586.48
					1540010 · Utilities - ...	-10,468.37	10,468.37
TOTAL						-14,054.85	14,054.85
Bill Pmt -Check	ACH2...	11/21/2022	Pasco County Utilities Services...		1101000 · Cash- Op...		-51.59
Bill	09280...	11/02/2022			1540020 · Utilities - ...	-51.59	51.59
TOTAL						-51.59	51.59

f



# Gross to Net Register

## Long Lake Ranch CDD

P E O

Payroll # 202213 | Pay Date 11/11/2022 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
<b>Department - *** : ***</b>							
Heidi A Clawson Y06910	11-11-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	1043832	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
<b>Gross Pay:</b>		<b>Expenses:</b>	<b>Gross Earnings:</b>	<b>Deductions:</b>		<b>Taxes:</b>	<b>Net Pay:</b>
200.00		0.00	200.00	0.00		15.30	184.70
James C Koford X06909	11-11-2022	REG	REG HRS	P-1	0.00	200.0000	0.00
	1043833	SAL	SALARY	P-2	1.00	200.0000	200.00
		00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
<b>Gross Pay:</b>		<b>Expenses:</b>	<b>Gross Earnings:</b>	<b>Deductions:</b>		<b>Taxes:</b>	<b>Net Pay:</b>
200.00		0.00	200.00	0.00		15.30	184.70
William Pellan Z06911	11-11-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	24	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
<b>Gross Pay:</b>		<b>Expenses:</b>	<b>Gross Earnings:</b>	<b>Deductions:</b>		<b>Taxes:</b>	<b>Net Pay:</b>
200.00		0.00	200.00	0.00		15.30	184.70
George E Smith Jr A06912	11-11-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	1043834	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
<b>Gross Pay:</b>		<b>Expenses:</b>	<b>Gross Earnings:</b>	<b>Deductions:</b>		<b>Taxes:</b>	<b>Net Pay:</b>
200.00		0.00	200.00	0.00		15.30	184.70
<b>Gross Pay:</b>		<b>Expenses:</b>	<b>Gross Earnings:</b>	<b>Deductions:</b>		<b>Taxes:</b>	<b>Net Pay:</b>
<b>Sub Totals : Department - ***</b>		<b>800.00</b>	<b>0.00</b>	<b>800.00</b>	<b>0.00</b>	<b>61.20</b>	<b>738.80</b>



# Gross to Net Register

## Long Lake Ranch CDD



Payroll # 202213 | Pay Date 11/11/2022 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
	<b>Gross Pay:</b>	<b>Expenses:</b>	<b>Gross Earnings:</b>	<b>Deductions:</b>		<b>Taxes:</b>	<b>Net Pay:</b>
<b>Grand Totals:</b>	800.00	0.00	800.00	0.00		61.20	738.80



Invoice **097509**  
Date **11/11/2022**

Pay Period Ending **11/30/2022**  
Control Number **637-202213**

**Long Lake Ranch CDD**  
250 International Pkwy Ste 280  
LAKE MARY, FL 32746

GROSS WAGES	800.00
SOCIAL SECURITY & MEDICARE	61.20
FEDERAL UNEMPLOYMENT	0.00
STATE UNEMPLOYMENT	0.00
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
NET PAY CREDIT	-184.70
Check Amt Rebate -184.70 Z06911 PELLAN WILLIAM	

SUB-TOTAL .. 726.50

TOTAL INVOICE 726.50

PAID - Ref XXXXXXXXXXXXX309  
Do Not Remit Payment



# Gross to Net Register

## Long Lake Ranch CDD

P E O

Payroll # 202213 | Pay Date 11/11/2022 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Linc#	Hrs/ Units	Rate	Amount
<b>Department - *** : ***</b>							
Heidi A Clawson Y06910	11-11-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	1043832	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
<b>Gross Pay:</b>		<b>Expenses:</b>	<b>Gross Earnings:</b>	<b>Deductions:</b>		<b>Taxes:</b>	<b>Net Pay:</b>
200.00		0.00	200.00	0.00		15.30	184.70
James C Koford X06909	11-11-2022	REG	REG HRS	P-1	0.00	200.0000	0.00
	1043833	SAL	SALARY	P-2	1.00	200.0000	200.00
		00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
00-12		FICA - OASDI	D-3	1.00	-12.4000	-12.40	
<b>Gross Pay:</b>		<b>Expenses:</b>	<b>Gross Earnings:</b>	<b>Deductions:</b>		<b>Taxes:</b>	<b>Net Pay:</b>
200.00		0.00	200.00	0.00		15.30	184.70
William Pellan Z06911	11-11-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	24	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
<b>Gross Pay:</b>		<b>Expenses:</b>	<b>Gross Earnings:</b>	<b>Deductions:</b>		<b>Taxes:</b>	<b>Net Pay:</b>
200.00		0.00	200.00	0.00		15.30	184.70
George E Smith Jr A06912	11-11-2022	SAL	SALARY	P-1	1.00	200.0000	200.00
	1043834	00-10	FEDERAL INCOME	D-1	1.00	0.0000	0.00
		00-11	FICA - MEDICARE	D-2	1.00	-2.9000	-2.90
		00-12	FICA - OASDI	D-3	1.00	-12.4000	-12.40
<b>Gross Pay:</b>		<b>Expenses:</b>	<b>Gross Earnings:</b>	<b>Deductions:</b>		<b>Taxes:</b>	<b>Net Pay:</b>
200.00		0.00	200.00	0.00		15.30	184.70
<b>Gross Pay:</b>		<b>Expenses:</b>	<b>Gross Earnings:</b>	<b>Deductions:</b>		<b>Taxes:</b>	<b>Net Pay:</b>
<b>Sub Totals : Department - ***</b>		<b>800.00</b>	<b>0.00</b>	<b>800.00</b>	<b>0.00</b>	<b>61.20</b>	<b>738.80</b>



# Gross to Net Register

## Long Lake Ranch CDD

Payroll # 202213 | Pay Date 11/11/2022 | Pay Groups: - Sorted By Department By Employee Name

Employee Name Employee ID	Pay Date Check#	Code	Description	Type/ Line#	Hrs/ Units	Rate	Amount
	<b>Gross Pay:</b>	<b>Expenses:</b>	<b>Gross Earnings:</b>	<b>Deductions:</b>		<b>Taxes:</b>	<b>Net Pay:</b>
<b>Grand Totals:</b>	800.00	0.00	800.00	0.00		61.20	738.80



# Pasco County, Florida

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



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

Date : 11/1/2022

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

"H" Indicates Hauler Record.

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

Card	Use Code	Assessment
01	H	77 \$1,392.65

Total Assessment Levied all Cards: \$1,392.65

Use code: 77  
Description: CLUBS, LODGES, HALLS

**\*\* IMPORTANT - PLEASE READ : The final date for filing the 2022 appeal is January 31, 2023 \*\***

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

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

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

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment

RECEIVED NOV 07 2022

2022 Solid Waste Disposal Assessment.					Total Fee Due If Paid By:		
NOV 30	DEC 31	JAN 31	FEB 29	MAR 31	APR 30 *	MAY 31 *	
\$1,336.94	\$1,350.87	\$1,364.80	\$1,378.72	\$1,392.65	\$1,413.54	\$1,434.43	
Assessment Levied			Parcel Number		* Delinquent April 1		
\$1,392.65			34-26-18-0020-00000-0P10				

SW SW /0 2-2 2-2

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

Invoice# 22227653

Payable To:  
Board of County Commissioners  
Mail To:  
Solid Waste & Resource Recovery Department  
P.O. Box 210  
New Port Richey FL 34656-0210



# Pasco County, Florida

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



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

Date : 11/1/2022

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

"H" Indicates Hauler Record.

PARCEL ADDRESS:  
2030 LAKE WATERS PLACE  
LUTZ, FL 33558

Card	Use Code	Assessment
01	77	\$93.00

Use code: 77  
Description: CLUBS, LODGES, HALLS

Total Assessment Levied all Cards: \$93.00

**\*\* IMPORTANT - PLEASE READ : The final date for filing the 2022 appeal is January 31, 2023 \*\***

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

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

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

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment

RECEIVED NOV 07 2022

193 / 97

2022 Solid Waste Disposal Assessment.

Total Fee Due If Paid By:

NOV 30	DEC 31	JAN 31	FEB 29	MAR 31	APR 30 *	MAY 31 *
\$89.28	\$90.21	\$91.14	\$92.07	\$93.00	\$94.40	\$95.79
Assessment Levied			Parcel Number		* Delinquent April 1	
\$93.00			33-26-18-0030-0P200-0000			

SW SW /0 1-2 1-2

Invoice# 22137318

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

**Payable To:**  
Board of County Commissioners  
**Mail To:**  
Solid Waste & Resource Recovery Department  
P.O. Box 210  
New Port Richey FL 34656-0210

07000009300000000000000221373187

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2022/2023 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87157			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00



**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

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

Long Lake Ranch Community Development District  
 Ms. Sarah R. Sandy  
 Kutak Rock LLP  
 107 West College Avenue  
 Tallahassee, FL 32301

- 2. Telephone: (850) 692-7300
- 3. Fax: (850) 692-7319
- 4. Email: Sarah.Sandy@KutakRock.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: longlakeranchcdd.org
- 8. County(ies): Pasco
- 9. Function(s): Community Development
- 10. Boundary Map on File: 05/24/2013
- 11. Creation Document on File: 05/24/2013
- 12. Date Established: 01/08/2013
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Pasco County
- 15. Creation Document(s): County Ordinance 13-01
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 03/07/2022

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: \_\_\_\_\_ Date 10/11/2022

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
  - 1. \_\_\_ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
  - 2. \_\_\_ This special district is in compliance with the reporting requirements of the Department of Financial Services.
  - 3. \_\_\_ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



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](mailto:UtilCustServ@MyPasco.net)  
 Pay By Phone: 1-855-786-5344



28 0 1  
 42-52316

LONG LAKE RANCH CDD

Service Address: 18981 LONG LAKE RANCH BOULEVARD

Bill Number: 17442080

Billing Date: 11/2/2022

Billing Period: 9/20/2022 to 10/19/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	13595133	9/20/2022	309	10/19/2022	311	29	2

Usage History

Month	Usage
October 2022	2
September 2022	4
August 2022	2
July 2022	4
June 2022	3
May 2022	3
April 2022	2
March 2022	8
February 2022	3
January 2022	1
December 2021	3
November 2021	2

Transactions

Previous Bill	161.07
Payment 10/21/22	-161.07 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	2.0 Thousand Gals X \$2.04 4.08
Sewer	
Sewer Base Charge	93.08
Sewer Charges	2.0 Thousand Gals X \$6.48 12.96
<b>Total Current Transactions</b>	148.75
<b>TOTAL BALANCE DUE</b>	<b>\$148.75</b>

Visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

RECEIVED NOV 16 2022

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasyway.pascocountyfl.net](http://pascoeasyway.pascocountyfl.net)

Account # 0928725  
 Customer # 01307800  
 Balance Forward 0.00  
 Current Transactions 148.75

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

**Total Balance Due \$148.75**  
**Due Date 11/21/2022**

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

The Total Due will be electronically transferred on 11/21/2022.



LONG LAKE RANCH CDD  
 C/O DPFG  
 250 INTERNATIONAL PARKWAY SUITE 280  
 LAKE MARY FL 32746

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

013078005092872571744208080000148751





duke-energy.com  
877.372.8477

Your usage snapshot - Continued

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

Billing details - Lighting

Billing Period - Sep 17 to Oct 17	
Customer Charge	\$1.63
Energy Charge	
490.000 kWh @ 3.459c	16.95
Fuel Charge	
490.000 kWh @ 4.437c	21.74
Asset Securitization Charge	
490.000 kWh @ 0.069c	0.34
Fixture Charge	
SV FLAGLER ACR 9500L	155.30
Maintenance Charge	
SV FLAGLER ACR 9500L	18.40
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
10 Pole(s) @ \$12.130	121.30
<b>Total Current Charges</b>	<b>\$335.66</b>

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.24
Gross Receipts Tax	1.04
<b>Total Taxes</b>	<b>\$1.28</b>

fb.def.duke.bills.20221017204303.10.afp-56915-000005484





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

# Invoice

Date: 10/27/2022  
 Invoice #: 2022-538

To:

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

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

Due Date	Service Date:
11/26/2022	October 2022

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	66.67%	2,460.00

<b>PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE</b>  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. <b>THANK YOU FOR YOUR BUSINESS!</b>	<b>Total</b>	<b>\$2,460.00</b>
	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Balance Due</b>	<b>\$2,460.00</b>

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Project Manager Philip Chang

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

RECEIVED OCT 31 2022

# Invoice

October 17, 2022

Project No: 20192175-000

Invoice No: 35

FEID #59-1173834

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

Professional Services through October 9, 2022

Phase 01 General Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Professional 6						
Lohr, Michael	10/7/2022		.50	170.00	85.00	
Review quit claim deed Long Lake Ranch CDD related to HOA deeded islands (Primrose Gate)						
Professional 6						
Chang, Philip	10/6/2022		1.25	170.00	212.50	
Contact County requesting status on Sunlake street light request; Review as-builts/permitted plans/files and site visit to verify irrigation on Sunlake Blvd between Nightshade & SR 54;						
Totals			1.75		297.50	
<b>Total Labor</b>						<b>297.50</b>
					<b>Total this Phase</b>	<b>\$297.50</b>
					<b>Total this Invoice</b>	<b>\$297.50</b>

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

# Invoice 11829



**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE  
10/31/2022

PLEASE PAY  
**\$1,442.50**

DUE DATE  
10/31/2022

ACTIVITY	QTY	RATE	AMOUNT
IRRIGATION PROPOSAL: To replace the decoder module on irrigation controller at the monument on corner of Sunlake and Night Shade Completed 10/29/22			
<b>Sales</b> ADM99D decoder module	1	1,360.00	1,360.00
<b>Sales</b> Technician labor hours	1.50	55.00	82.50

**TOTAL DUE \$1,442.50**

THANK YOU.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 11690**



**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 208

Lake Mary, FL 32746 USA

DATE  
10/31/2022

PLEASE PAY  
**\$7,272.00**

DUE DATE  
10/31/2022

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per proposal dated 10/3/22: Fall 2022 Seasonal Color Installation			
<b>Landscape Construction</b> Installation of (3,636) 4" annuals in all seasonal color beds. Supplemental installation of organic potting media.	1	7,272.00	7,272.00

**TOTAL DUE \$7,272.00**

THANK YOU.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 11770**



**BILL TO**

Long Lake Ranch Community

Development District

250 International Parkway,

Suite 280

Lake Mary, FL 32746 USA

DATE  
11/01/2022

PLEASE PAY  
**\$13,675.00**

DUE DATE  
11/01/2022

ACTIVITY	QTY	RATE	AMOUNT
<b>Grounds Maintenance</b> 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.





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

---

INVOICE  
101922-1

To: Long Lake Ranch CDD  
250 International Pkwy, Suite 280  
Lake Mary, FL 32746

Date: October 19, 2022

Repaired erosion on west side of dock

**TOTAL DUE      \$ 1200**



DCSI, Inc. "Security & Sound"  
 P.O. Box 265  
 Lutz, FL 33548  
 (813)949-6500  
 info@dcsisecurity.com  
 http://DCSIsecurity.com

# Invoice

**BILL TO**

Long Lake Ranch  
 19037 Lang Lake Ranch Blvd  
 Lutz, Florida 33548

**SHIP TO**

Long Lake Ranch  
 19037 Lang Lake Ranch Blvd  
 Lutz, Florida 33548

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30076	11/02/2022	\$22,151.50	11/17/2022	Net 15	

SALES REP	ACCT#/LOT/BLK
DC	CCTV

DATE	ACTIVITY	QTY	RATE	AMOUNT
------	----------	-----	------	--------

This invoice is for replacing the existing (18) camera system, and for adding (11) cameras to various locations. (See below for details.)

Included:

**Camera System**

- (1) IPN-32-P16H4- 32CH 4K NVR with 16POE 320Mbps
- (2) 10TB surveillance Hard Drives
- (18) IP5TRVA- 5MP AI Starlight 2.8-12mm motorized turret/bullet analytic cameras with IR night vision.
- (9) Back boxes with pennant mounts

1 12,489.00 12,489.00

Installation, Networking, and training included.

**Additional Camera**

- Locations: (1) Far playground, (1) Dog Park, (1) CH Front entrance, (2) Back Main Pool Pavillion, (1) Main Pool Pumps, (1) Foxtail Pool, (1) Foxtail Front Parking area, (2) outside Maintenance Building, (1) Inside Maintenance Building

1 9,662.50 9,662.50

Included:

- (11) IP5TRVA- 5MP AI Starlight 2.8-12mm motorized turret/bullet analytic cameras with IR night vision.
- (11) Back boxes
- (5) Pendant mounts
- (2) 5 port POE Gigabit switches
- (2) Point to Point Transmitters
- (2) Outdoor NEMA enclosures

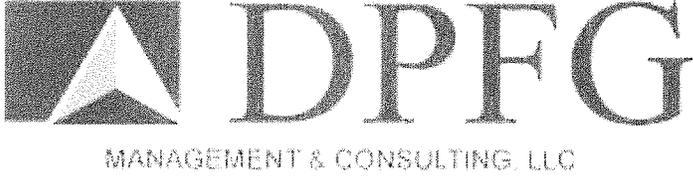
Wire, conduit, Installation, networking, Included.

\*120V electric to the pool pavilion NEMA enclosure to be completed by electrician (NOT INCLUDED).

Thank you for choosing DCSI, Inc as your "Security & Sound" company!  
 \*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.  
 \*\*Returned Checks will receive \$25 NSF Fee.  
 \*\*\*Late Fees are 1.5% per month

BALANCE DUE

**\$22,151.50**



250 International Parkway, Suite 280  
 Lake Mary, FL 32746  
 TEL: 321-263-0132

**Bill To**  
 DPF, LLC  
 Long Lake Ranch Community Development District  
 250 International Parkway  
 Suite #280  
 Lake Mary FL 32746

***Invoice***

**Date** 11/1/2022  
**Invoice #** 404421

**In Reference To:**

**Monthly contracted management fess, as follows:**

**PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:**  
**DPFG M&C**  
*c/o Vesta Property Services, Inc.*  
 245 Riverside Avenue, Suite 300  
 Jacksonville, FL 32202

Description	Quantity	Rate	Amount
District Management Services	1		1,666.67
Accounting Services	1		916.66
Administration Services	1		916.66
Assessment Preparation	1		416.67
Field Operation Services	1		420.92
Credit late fee for County Sanitation Service	1		(25.00)
Credit late fee for Pasco County Utilities	1		(3.29)

**Total** \$4,309.29



DCSI, Inc. "Security & Sound"  
 P.O. Box 265  
 Lutz, FL 33548  
 (813)949-6500  
 info@dcsisecurity.com  
 http://DCSIsecurity.com

# Invoice

**BILL TO**  
 Long Lake Ranch  
 19037 Lang Lake Ranch Blvd  
 Lutz, Florida 33548

**SHIP TO**  
 Long Lake Ranch  
 19037 Lang Lake Ranch Blvd  
 Lutz, Florida 33548

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30115	11/14/2022	\$972.00	11/29/2022	Net 15	

P.O. NUMBER  
10404

SALES REP  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/21/2022	<b>Service:Reg.</b> Reason for call: Replace PoE switch, surge protector, & battery backup unit.  Tech notes: 1. Installed equipment and tested - OK.	1	125.00	125.00
10/21/2022	<b>Service:Parts</b> CPS1220RMS - 20A12 outlet rackmount surge protector	1	149.00	149.00
10/21/2022	OR700LCDRMIU smart app LCD UPS 700VA/400W rack mount	1	399.00	399.00
10/21/2022	GS316EPP 16 port PoE gigabit ethernet plus switch	1	299.00	299.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!  
 \*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.  
 \*\*Returned Checks will receive \$25 NSF Fee.  
 \*\*\*Late Fees are 1.5% per month

BALANCE DUE

**\$972.00**

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Project Manager Philip Chang

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

# Invoice

November 18, 2022  
Project No: 20192175-000  
Invoice No: 36  
FEID #59-1173834

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

Professional Services through November 6, 2022

Phase 01 General Engineering Services  
Professional Personnel

		Hours	Rate	Amount
Professional 3				
Lohr, Paul	10/18/2022	2.00	125.00	250.00
Long Lake Ranch CDD. Creating median / island vector linework from survey description. Requested by Phil Chang.				
Lohr, Paul	10/19/2022	2.00	125.00	250.00
Long Lake Ranch CDD. Creating median / island vector linework from survey description. Overlay new boundary on ownership map to create screen capture, to be sent to Phil with request for further direction. Requested by Phil Chang.				
Professional 6				
Lohr, Michael	10/19/2022	1.00	170.00	170.00
Review quit claim deed legals and coord mapping				
Lohr, Michael	10/20/2022	.50	170.00	85.00
Coordinate quit claim deed mapping				
Professional 6				
Chang, Philip	10/20/2022	.50	170.00	85.00
Coordination related to ownership map change per 2021 QCD				
Chang, Philip	10/24/2022	.50	170.00	85.00
Review CDD to HOA QCD instrument legal description limits; Coordination with DC re: ownership map revisions at south limit;				
Chang, Philip	10/26/2022	.25	170.00	42.50
Coordination with County regarding Sunlake street lights				
Totals		6.75		967.50
<b>Total Labor</b>				<b>967.50</b>
				<b>Total this Phase \$967.50</b>
				<b>Total this Invoice \$967.50</b>

IN ACCOUNT WITH:  
**JEFFREY K. MURPHY**  
12609 SAULSTON PLACE  
HUDSON, FL 34669-5011  
Cell (813) 244-8694  
murphylandsurvey@gmail.com

**INVOICE FOR PROFESSIONAL SERVICES**

NOVEMBER 18, 2022

Long Lake Ranch  
DPFG MANAGEMENT & CONSULTING LLC  
250 INTERNATIONAL PARKWAY., STE 208  
LAKE MARY, FL 32746

LAND SURVEYING SERVICES TO RELOCATE  
THE S.W. CORNER OF LOT # 33, BLOCK 1,  
1740 FOX GRAPE LOOP, LUTZ, FL PER QUOTE: \$300.00

PLEASE MAKE CHECK PAYABLE TO JEFFREY K. MURPHY.  
TERMS: NET UPON RECEIPT.

**Thank You**  
*Professional Quality Land Surveying Since 1973*



00- -M -PH-PC -335-04  
0161533-00-02507-04

7609  
Page 1 of 5

**ACCOUNT NUMBER: 209464004**  
**LONG LAKE RANCH COMMUNITY**  
**DEVELOPMENT DISTRICT CAPITAL**  
**IMPROVEMENT REVENUE BONDS,**  
**SERIES 2014A**  
**A-1 INTEREST**

This statement is for the period from  
November 1, 2022 to November 30, 2022



000005107 02 SP 000638371563682 S

DPFG  
ATTN DISTRICT MANAGER  
250 INTERNATIONAL PKWY SUITE 280  
LAKE MARY FL 32746

### **QUESTIONS?**

If you have any questions regarding  
your account or this statement, please  
contact your Account Manager or Analyst.

**Account Manager:**  
**JAMES J. AUDETTE**  
EX-FL-UORT  
225 E. ROBINSON ST., SUITE 250  
ORLANDO, FL 32801  
**Phone 407-835-3820**  
**E-mail [james.audette@usbank.com](mailto:james.audette@usbank.com)**

**Analyst:**  
BRETT SAWYER  
**Phone 651-466-6191**



**ACCOUNT NUMBER: 209464004**  
**LONG LAKE RANCH COMMUNITY**  
**DEVELOPMENT DISTRICT CAPITAL**  
**IMPROVEMENT REVENUE BONDS,**  
**SERIES 2014A**  
**A-1 INTEREST**

This statement is for the period from  
November 1, 2022 to November 30, 2022

### MARKET VALUE SUMMARY

	Current Period 11/01/22 to 11/30/22
<b>Beginning Market Value</b>	<b>\$0.06</b>
Contributions	115,762.44
Distributions	- 115,762.50
<b>Adjusted Market Value</b>	<b>\$0.00</b>
<b>Ending Market Value</b>	<b>\$0.00</b>





**ACCOUNT NUMBER: 209464004**  
**LONG LAKE RANCH COMMUNITY**  
**DEVELOPMENT DISTRICT CAPITAL**  
**IMPROVEMENT REVENUE BONDS,**  
**SERIES 2014A**  
**A-1 INTEREST**

This statement is for the period from  
November 1, 2022 to November 30, 2022

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**ASSET DETAIL MESSAGES**

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No reportable securities for this statement period



**ACCOUNT NUMBER: 209464004**  
**LONG LAKE RANCH COMMUNITY**  
**DEVELOPMENT DISTRICT CAPITAL**  
**IMPROVEMENT REVENUE BONDS,**  
**SERIES 2014A**  
**A-1 INTEREST**

This statement is for the period from  
November 1, 2022 to November 30, 2022

### CASH SUMMARY

	Income Cash	Principal Cash	Total Cash
<b>Beginning Cash Balance as of 11/01/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Cash ACH Disbursements		- 115,762.50	- 115,762.50
Cash Receipts		115,762.44	115,762.44
Net Money Market Activity		0.06	0.06
<b>Ending Cash Balance as of 11/30/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>





ACCOUNT NUMBER: 209464004  
LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT CAPITAL  
IMPROVEMENT REVENUE BONDS,  
SERIES 2014A  
A-1 INTEREST

This statement is for the period from  
November 1, 2022 to November 30, 2022

**TRANSACTION DETAIL**

Date Posted	Description	Income Cash	Principal Cash	Tax Cost
	<b>Beginning Balance 11/01/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.06</b>
11/01/22	Cash Receipt Transfer From Another Trust Received From 209464000 For Payment Due 11/1/2022 Bcsawye		115,762.44	
11/01/22	Cash Disbursement Paid To US Bank DDA Xxxxxxxx1620 ACH Transfer To Checking Acct Llrcddb14A1 For Debt Service Payment Due 11/1/2022 Interest \$115,762.50 Bcsawye		- 115,762.50	
11/01/22	Sold 0.06 Units Of First Am Govt Ob Fd Cl Y Trade Date 11/1/22 31846V203		0.06	- 0.06
	<b>Ending Balance 11/30/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



00- -M -PH-PC -335-04  
0170229-00-02507-04

16403  
Page 1 of 5

**ACCOUNT NUMBER: 250999001  
LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT CAPITAL  
IMPROVEMENT REVENUE BONDS  
SERIES 2015A-1 AND SERIES 2015A-2  
A1 INTEREST**

This statement is for the period from  
November 1, 2022 to November 30, 2022



000013901 02 SP 000638371572476 S

DPFG  
ATTN DISTRICT MANAGER  
250 INTERNATIONAL PKWY SUITE 280  
LAKE MARY FL 32746

### **QUESTIONS?**

If you have any questions regarding  
your account or this statement, please  
contact your Account Manager or Analyst.

**Account Manager:**  
**JAMES J. AUDETTE**  
EX-FL-UORT  
225 E. ROBINSON ST., SUITE 250  
ORLANDO, FL 32801  
**Phone 407-835-3820**  
**E-mail [james.audette@usbank.com](mailto:james.audette@usbank.com)**

**Analyst:**  
BRETT SAWYER  
**Phone 651-466-6191**



**ACCOUNT NUMBER: 250999001  
LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT CAPITAL  
IMPROVEMENT REVENUE BONDS  
SERIES 2015A-1 AND SERIES 2015A-2  
A1 INTEREST**

This statement is for the period from  
November 1, 2022 to November 30, 2022

**MARKET VALUE SUMMARY**

	Current Period 11/01/22 to 11/30/22
<b>Beginning Market Value</b>	<b>\$0.07</b>
Contributions	88,118.68
Distributions	- 88,118.75
<b>Adjusted Market Value</b>	<b>\$0.00</b>
<b>Ending Market Value</b>	<b>\$0.00</b>





00--M-PH-PC-335-04 01640304 16403  
0170229-00-02507-04 Page 3 of 5

**ACCOUNT NUMBER: 250999001  
LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT CAPITAL  
IMPROVEMENT REVENUE BONDS  
SERIES 2015A-1 AND SERIES 2015A-2  
A1 INTEREST**

This statement is for the period from  
November 1, 2022 to November 30, 2022

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**ASSET DETAIL MESSAGES**

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No reportable securities for this statement period



ACCOUNT NUMBER: 250999001  
LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT CAPITAL  
IMPROVEMENT REVENUE BONDS  
SERIES 2015A-1 AND SERIES 2015A-2  
A1 INTEREST

This statement is for the period from  
November 1, 2022 to November 30, 2022

### CASH SUMMARY

	Income Cash	Principal Cash	Total Cash
<b>Beginning Cash Balance as of 11/01/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Cash ACH Disbursements		- 88,118.75	- 88,118.75
Cash Receipts		88,118.68	88,118.68
Net Money Market Activity		0.07	0.07
<b>Ending Cash Balance as of 11/30/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>





ACCOUNT NUMBER: 250999001  
LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT CAPITAL  
IMPROVEMENT REVENUE BONDS  
SERIES 2015A-1 AND SERIES 2015A-2  
A1 INTEREST

This statement is for the period from  
November 1, 2022 to November 30, 2022

### TRANSACTION DETAIL

Date Posted	Description	Income Cash	Principal Cash	Tax Cost
	<b>Beginning Balance 11/01/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.07</b>
11/01/22	Cash Receipt Transfer From Another Trust Received From 250999000 For Payment Due 11/1/2022 Bcsawye		88,118.68	
11/01/22	Cash Disbursement Paid To US Bank DDA Xxxxxxxx1620 ACH Transfer To Checking Acct Llrddrb15A1 For Debt Service Payment Due 11/1/2022 Interest \$88,118.75 Bcsawye		- 88,118.75	
11/01/22	Sold 0.07 Units Of US Bank Mmkt 5 - Ct Trade Date 11/1/22 9AMMF05B2		0.07	- 0.07
	<b>Ending Balance 11/30/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



00- -M -PH-PC -335-01  
0184369-00-02507-01

1590  
Page 1 of 5

**ACCOUNT NUMBER: 250387004**  
**LONG LAKE RANCH COMMUNITY**  
**DEVELOPMENT DISTRICT CAPITAL**  
**IMPROVEMENT REVENUE BOND**  
**SERIES 2016**  
**PREPAYMENT SUBACCOUNT**

This statement is for the period from  
November 1, 2022 to November 30, 2022



DPFG  
ATTN DISTRICT MANAGER  
250 INTERNATIONAL PKWY SUITE 280  
LAKE MARY FL 32746-5018

### **QUESTIONS?**

If you have any questions regarding  
your account or this statement, please  
contact your Account Manager or Analyst.

**Account Manager:**  
**JAMES J. AUDETTE**  
EX-FL-UORT  
225 E. ROBINSON ST., SUITE 250  
ORLANDO, FL 32801  
**Phone 407-835-3820**  
**E-mail [james.audette@usbank.com](mailto:james.audette@usbank.com)**

**Analyst:**  
BRETT SAWYER  
**Phone 651-466-6191**



**ACCOUNT NUMBER: 250387004**  
**LONG LAKE RANCH COMMUNITY**  
**DEVELOPMENT DISTRICT CAPITAL**  
**IMPROVEMENT REVENUE BOND**  
**SERIES 2016**  
**PREPAYMENT SUBACCOUNT**

This statement is for the period from  
November 1, 2022 to November 30, 2022

### MARKET VALUE SUMMARY

	Current Period 11/01/22 to 11/30/22
<b>Beginning Market Value</b>	<b>\$16,626.18</b>
Distributions	- 15,025.14
<b>Adjusted Market Value</b>	<b>\$1,601.04</b>
<b>Investment Results</b>	
Interest, Dividends and Other Income	25.14
<b>Total Investment Results</b>	<b>\$25.14</b>
<b>Ending Market Value</b>	<b>\$1,626.18</b>





ACCOUNT NUMBER: 250387004  
LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT CAPITAL  
IMPROVEMENT REVENUE BOND  
SERIES 2016  
PREPAYMENT SUBACCOUNT

This statement is for the period from  
November 1, 2022 to November 30, 2022

### ASSET DETAIL AS OF 11/30/22

Shares or Face Amount	Security Description	Market Value/ Price	Tax Cost/ Unit Cost	% of Total Yield at Market	Est Ann Inc
<b>Cash Equivalents</b>					
1,626.180	US Bank Gcts0340 8AMMF0HZ7	1,626.18 1.0000	1,626.18 1.00	100.0 1.95	31.71
<b>Total Cash Equivalents</b>		<b>\$1,626.18</b>	<b>\$1,626.18</b>	<b>100.0</b>	<b>\$31.71</b>
<b>Total Assets</b>		<b>\$1,626.18</b>	<b>\$1,626.18</b>	<b>100.0</b>	<b>\$31.71</b>

### ASSET DETAIL MESSAGES

Time of trade execution and trading party (if not disclosed) will be provided upon request.

Publicly traded assets are valued in accordance with market quotations or valuation methodologies from financial industry services believed by us to be reliable. Assets that are not publicly traded may be reflected at values from other external sources. Assets for which a current value is not available may be reflected at a previous value or as not valued, at par value, or at a nominal value. Values shown do not necessarily reflect prices at which assets could be bought or sold. Values are updated based on internal policy and may be updated less frequently than statement generation.

For further information, please contact your Analyst.

Yield at Market and Estimated Annual Income are estimates provided for informational purposes only and should not be relied on for making investment, trading, or tax decisions. The estimates may not represent the actual value earned by your investments and they provide no guarantee of what your investments may earn in the future.



ACCOUNT NUMBER: 250387004  
LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT CAPITAL  
IMPROVEMENT REVENUE BOND  
SERIES 2016  
PREPAYMENT SUBACCOUNT

This statement is for the period from  
November 1, 2022 to November 30, 2022

### CASH SUMMARY

	Income Cash	Principal Cash	Total Cash
<b>Beginning Cash Balance as of 11/01/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Taxable Interest	25.14		25.14
Cash ACH Disbursements		- 15,000.00	- 15,000.00
Cash Disbursements	- 25.14		- 25.14
Net Money Market Activity		15,000.00	15,000.00
<b>Ending Cash Balance as of 11/30/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>





ACCOUNT NUMBER: 250387004  
LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT CAPITAL  
IMPROVEMENT REVENUE BOND  
SERIES 2016  
PREPAYMENT SUBACCOUNT

This statement is for the period from  
November 1, 2022 to November 30, 2022

**TRANSACTION DETAIL**

Date Posted	Description	Income Cash	Principal Cash	Tax Cost
	<b>Beginning Balance 11/01/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$16,626.18</b>
11/01/22	Cash Disbursement Paid To US Bank DDA Xxxxxxxx1620 ACH Transfer To Checking Acct Longlake2016 For Debt Service Payment Due 11/1/2022 Interest \$0.00 Principal \$15,000.00 Bcsawye		- 15,000.00	
11/01/22	Sold 15,000 Units Of US Bank Gcts0340 Trade Date 11/1/22 8AMMF0HZ7		15,000.00	- 15,000.00
11/01/22	Interest Earned On US Bank Gcts0340 Interest From 10/1/22 To 10/31/22 8AMMF0HZ7	25.14		
11/02/22	Cash Disbursement Paid To Account # 250387003 Transfer To Another Trust Earnings To Revenue	- 25.14		
	<b>Ending Balance 11/30/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,626.18</b>



00--M-PH-PC-335-01  
0184375-00-02507-01

1590  
Page 1 of 5

**ACCOUNT NUMBER: 250387000**  
**LONG LAKE RANCH COMMUNITY**  
**DEVELOPMENT DISTRICT CAPITAL**  
**IMPROVEMENT REVENUE BOND**  
**SERIES 2016**  
**INTEREST ACCOUNT**

This statement is for the period from  
November 1, 2022 to November 30, 2022



000000743 04 SP 000638371581474 P

DPFG  
ATTN DISTRICT MANAGER  
250 INTERNATIONAL PKWY SUITE 280  
LAKE MARY FL 32746-5018

### **QUESTIONS?**

If you have any questions regarding  
your account or this statement, please  
contact your Account Manager or Analyst.

**Account Manager:**  
**JAMES J. AUDETTE**  
EX-FL-UORT  
225 E. ROBINSON ST., SUITE 250  
ORLANDO, FL 32801  
**Phone 407-835-3820**  
**E-mail [james.audette@usbank.com](mailto:james.audette@usbank.com)**

**Analyst:**  
BRETT SAWYER  
**Phone 651-466-6191**



**ACCOUNT NUMBER: 250387000**  
**LONG LAKE RANCH COMMUNITY**  
**DEVELOPMENT DISTRICT CAPITAL**  
**IMPROVEMENT REVENUE BOND**  
**SERIES 2016**  
**INTEREST ACCOUNT**

This statement is for the period from  
November 1, 2022 to November 30, 2022

**MARKET VALUE SUMMARY**

	Current Period 11/01/22 to 11/30/22
<b>Beginning Market Value</b>	<b>\$0.03</b>
Contributions	63,434.35
Distributions	- 63,434.38
<b>Adjusted Market Value</b>	<b>\$0.00</b>
<b>Ending Market Value</b>	<b>\$0.00</b>





00- -M -PH-PC -335-01 00159001 1590  
0184375-00-02507-01 Page 3 of 5

**ACCOUNT NUMBER: 250387000**  
**LONG LAKE RANCH COMMUNITY**  
**DEVELOPMENT DISTRICT CAPITAL**  
**IMPROVEMENT REVENUE BOND**  
**SERIES 2016**  
**INTEREST ACCOUNT**

This statement is for the period from  
November 1, 2022 to November 30, 2022

## ASSET DETAIL MESSAGES

No reportable securities for this statement period



**ACCOUNT NUMBER: 250387000**  
**LONG LAKE RANCH COMMUNITY**  
**DEVELOPMENT DISTRICT CAPITAL**  
**IMPROVEMENT REVENUE BOND**  
**SERIES 2016**  
**INTEREST ACCOUNT**

This statement is for the period from  
November 1, 2022 to November 30, 2022

**CASH SUMMARY**

	<b>Income Cash</b>	<b>Principal Cash</b>	<b>Total Cash</b>
<b>Beginning Cash Balance as of 11/01/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Cash ACH Disbursements		- 63,434.38	- 63,434.38
Cash Receipts		63,434.35	63,434.35
Net Money Market Activity		0.03	0.03
<b>Ending Cash Balance as of 11/30/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>





ACCOUNT NUMBER: 250387000  
LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT CAPITAL  
IMPROVEMENT REVENUE BOND  
SERIES 2016  
INTEREST ACCOUNT

This statement is for the period from  
November 1, 2022 to November 30, 2022

### TRANSACTION DETAIL

Date Posted	Description	Income Cash	Principal Cash	Tax Cost
	<b>Beginning Balance 11/01/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.03</b>
11/01/22	Cash Receipt Transfer From Another Trust Received From 250387003 For Payment Due 11/1/2022 Bcsawye		63,434.35	
11/01/22	Cash Disbursement Paid To US Bank DDA xxxxxxxx1620 ACH Transfer To Checking Acct Longlake2016 For Debt Service Payment Due 11/1/2022 Interest \$63,434.38 Bcsawye		- 63,434.38	
11/01/22	Sold 0.03 Units Of US Bank Gcts0340 Trade Date 11/1/22 8AMMF0HZ7		0.03	- 0.03
	<b>Ending Balance 11/30/2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>





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Account number 9300 0001 2497

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	303.03
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,577.45
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,081.01
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.48
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	248.97
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	322.02
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	150.41
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	30.57
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	30.49
910089458097	2137 SERENOA DR LUTZ FL 33558	30.50
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	30.50
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	5,719.23
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	30.77
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,468.17
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.51
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	559.32
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	35.68
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	236.63





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Account number 9300 0001 2497

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.50
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	30.42
	<b>Total Charges</b>	<b>\$14,202.25</b>



Account Information	Billing Details		Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 4513470	Energy Charge	5.03
	Bill Period: Sep 02 - Oct 03	Fuel Charge	2.78
	Present Read: 1403	Asset Securitization Charge	0.14
Previous Read: 1345	Minimum Bill Adjustment	6.58	
Billed Usage: 58			
Billed kWh: 58.000			
	Regulatory Assessment Fee	0.02	
	Gross Receipts Tax	0.60	
	<b>Total</b>		<b>\$30.00</b>
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 1049037	Energy Charge	35.14
	Bill Period: Sep 02 - Oct 03	Fuel Charge	19.44
	Present Read: 37352	Asset Securitization Charge	0.99
Previous Read: 36946			
Billed Usage: 406			
Billed kWh: 406.000			
	Regulatory Assessment Fee	0.05	
	Gross Receipts Tax	1.82	
	<b>Total</b>		<b>\$71.04</b>
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 8246384	Energy Charge	3.54
	Bill Period: Sep 02 - Oct 03	Fuel Charge	1.96
	Present Read: 870	Asset Securitization Charge	0.10
Previous Read: 829	Minimum Bill Adjustment	8.93	
Billed Usage: 41			
Billed kWh: 41.000			
	Regulatory Assessment Fee	0.02	
	Gross Receipts Tax	0.54	
	<b>Total</b>		<b>\$30.00</b>
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 3410166	Energy Charge	1.38
	Bill Period: Sep 02 - Oct 03	Fuel Charge	0.77
	Present Read: 889	Asset Securitization Charge	0.04
Previous Read: 873	Minimum Bill Adjustment	12.34	
Billed Usage: 16			
Billed kWh: 16.000			
	Regulatory Assessment Fee	0.01	
	Gross Receipts Tax	0.45	
	<b>Total</b>		<b>\$30.00</b>
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 4463323	Energy Charge	1.04
	Bill Period: Sep 02 - Oct 03	Fuel Charge	0.57

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Account Information	Billing Details		Amounts
	Present Read: 291	Asset Securitization Charge 0.03	
	Previous Read: 279	Minimum Bill Adjustment 12.89	
	Billed Usage: 12		
	Billed kWh 12.000		
		Regulatory Assessment Fee 0.01	\$0.45
		Gross Receipts Tax 0.44	
		<b>Total</b>	<b>\$30.45</b>
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSI.M-1)	Customer Charge 15.47	
	Meter Number: 915209	Energy Charge 4.15	
	Bill Period: Sep 02	Fuel Charge 2.30	
	- Oct 03	Asset Securitization Charge 0.12	\$30.00
	Present Read: 980	Minimum Bill Adjustment 7.96	
	Previous Read: 932		
	Billed Usage: 48		
	Billed kWh 48.000		
		Regulatory Assessment Fee 0.02	\$0.59
		Gross Receipts Tax 0.57	
		<b>Total</b>	<b>\$30.59</b>
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge 15.47	
	Meter Number: 4465473	Energy Charge 176.92	
	Bill Period: Sep 02	Fuel Charge 97.89	
	- Oct 03	Asset Securitization Charge 4.97	\$295.25
	Present Read: 48803		
	Previous Read: 46758		
	Billed Usage: 2045		
	Billed kWh 2045.000		
		Regulatory Assessment Fee 0.21	\$7.78
		Gross Receipts Tax 7.57	
		<b>Total</b>	<b>\$303.03</b>
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge 1.63	
	Bill Period: Sep 02	Energy Charge 79.67	
	- Oct 03	Fuel Charge 102.18	
	SV FLAGLER ACR 9500L 2,303	Asset Securitization Charge 1.59	\$1,571.57
		SV FLAGLER ACR 9500L 729.91	
		SV FLAGLER ACR 9500L 86.48	
		16 DEC CNCRT W/DEC BS/ WSHNGTN 570.11	
		Regulatory Assessment Fee 1.13	\$5.88
		Gross Receipts Tax 4.75	
		<b>Total</b>	<b>\$1,577.45</b>
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge 1.63	
	Bill Period: Sep 02	Energy Charge 182.12	
	- Oct 03	Fuel Charge 233.61	
	SV DRC27500 1,296	Asset Securitization Charge 3.63	\$3,068.01
	SV FLAGLER ACR 9500L 3,969	SV DRC27500 136.68	
		SV FLAGLER ACR 9500L 1,257.93	

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Account Information	Billing Details		Amounts
	Billed Usage: 958		
	Billed kWh 958.000		
		Regulatory Assessment Fee 0.11	\$3.87
		Gross Receipts Tax 3.76	
		<b>Total</b>	<b>\$150.41</b>
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt	Customer Charge 15.47	\$30.00
	Prem Distr Service Sec (GSLM-1)	Energy Charge 3.72	
	Meter Number: 8263689	Fuel Charge 2.06	
	Bill Period: Sep 02 - Oct 03	Asset Securitization Charge 0.10	
	Present Read: 653	Minimum Bill Adjustment 8.65	
	Previous Read: 610		
	Billed Usage: 43		
	Billed kWh 43.000		
		Regulatory Assessment Fee 0.02	\$0.57
		Gross Receipts Tax 0.55	
		<b>Total</b>	<b>\$30.57</b>
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Load Mgt	Customer Charge 15.47	\$30.00
	Prem Distr Service Sec (GSLM-1)	Energy Charge 2.00	
	Meter Number: 8246382	Fuel Charge 1.10	
	Bill Period: Sep 02 - Oct 03	Asset Securitization Charge 0.06	
	Present Read: 334	Minimum Bill Adjustment 11.37	
	Previous Read: 311		
	Billed Usage: 23		
	Billed kWh 23.000		
		Regulatory Assessment Fee 0.01	\$0.49
		Gross Receipts Tax 0.48	
		<b>Total</b>	<b>\$30.49</b>
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Load Mgt	Customer Charge 15.47	\$30.00
	Prem Distr Service Sec (GSLM-1)	Energy Charge 2.26	
	Meter Number: 4470114	Fuel Charge 1.24	
	Bill Period: Sep 02 - Oct 03	Asset Securitization Charge 0.06	
	Present Read: 557	Minimum Bill Adjustment 10.97	
	Previous Read: 531		
	Billed Usage: 26		
	Billed kWh 26.000		
		Regulatory Assessment Fee 0.01	\$0.50
		Gross Receipts Tax 0.49	
		<b>Total</b>	<b>\$30.50</b>
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt	Customer Charge 15.47	\$30.00
	Prem Distr Service Sec (GSLM-1)	Energy Charge 2.26	
	Meter Number: 4522761	Fuel Charge 1.24	
	Bill Period: Sep 02 - Oct 03	Asset Securitization Charge 0.06	
	Present Read: 618	Minimum Bill Adjustment 10.97	
	Previous Read: 592		
	Billed Usage: 26		
	Billed kWh 26.000		
		Regulatory Assessment Fee 0.01	\$0.50
		Gross Receipts Tax 0.49	
		<b>Total</b>	<b>\$30.50</b>

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Account Information	Billing Details		Amounts	
		<b>Total</b>	<b>\$30.50</b>	
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.63	
	Bill Period: Sep 02	Energy Charge	481.95	
	- Oct 03	Fuel Charge	618.21	
	19	Asset Securitization Charge	9.61	
	54W MITCH LED PT CLR	54W MITCH LED PT CLR	18.24	
	SV DRC27500 9,504	SV DRC27500	1,002.32	
	SV FLAGLER ACR 4,410	SV FLAGLER ACR 9500L	1,397.70	
	9500L	54W MITCH LED PT CLR	1.39	
		SV DRC27500	162.80	
		SV FLAGLER ACR 9500L	165.60	
	35 TT CNCRT/N-FLD MOUNT/1-4FIX	723.36		
	16 DEC CNCRT W/DEC BS/ WSHNGTN	1,103.83		
	Regulatory Assessment Fee	4.09		
	Gross Receipts Tax	28.50		
	<b>Total</b>		<b>\$5,686.64</b>	
			<b>\$32.59</b>	
	<b>Total</b>		<b>\$5,719.23</b>	
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47	
	Meter Number: 4465449	Energy Charge	8.74	
	Bill Period: Sep 02	Fuel Charge	4.83	
	- Oct 03	Asset Securitization Charge	0.25	
	Present Read: 1570	Minimum Bill Adjustment	0.71	
	Previous Read: 1469			
	Billed Usage: 101			
	Billed kWh 101.000			
		Regulatory Assessment Fee	0.02	
		Gross Receipts Tax	0.75	
	<b>Total</b>		<b>\$30.00</b>	
			<b>\$0.77</b>	
	<b>Total</b>		<b>\$30.77</b>	
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47	
	Meter Number: 222519	Energy Charge	894.79	
	Bill Period: Sep 02	Fuel Charge	495.07	
	- Oct 03	Asset Securitization Charge	25.13	
	Present Read: 189762			
	Previous Read: 179420			
	Billed Usage: 10342			
	Billed kWh 10342.000			
		Regulatory Assessment Fee	1.03	
		Gross Receipts Tax	36.68	
	<b>Total</b>		<b>\$1,430.46</b>	
			<b>\$37.71</b>	
	<b>Total</b>		<b>\$1,468.17</b>	
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47	
	Meter Number: 915370	Energy Charge	2.60	
	Bill Period: Sep 02	Fuel Charge	1.44	
	- Oct 03	Asset Securitization Charge	0.07	
	Present Read: 582	Minimum Bill Adjustment	10.42	
	Previous Read: 552			
	Billed Usage: 30			

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Account number 9300 0001 2497

Account Information	Billing Details		Amounts
	Billed kWh	30.000	
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.50
		<b>Total</b>	<b>\$30.51</b>
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1) Meter Number: 5407312 Bill Period: Sep 02 - Oct 03 Present Read: 231807 Previous Read: 227937 Billed Usage: 3870 Billed kWh 3870.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	15.47 334.83 185.26 9.40
		Regulatory Assessment Fee	0.39
		Gross Receipts Tax	13.97
		<b>Total</b>	<b>\$544.96</b>
		Regulatory Assessment Fee	0.39
		Gross Receipts Tax	13.97
		<b>Total</b>	<b>\$14.36</b>
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1) Meter Number: 2778178 Bill Period: Sep 02 - Oct 03 Present Read: 19047 Previous Read: 18906 Billed Usage: 141 Billed kWh 141.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	15.47 12.20 6.75 0.34
		Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.89
		<b>Total</b>	<b>\$34.76</b>
		Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.89
		<b>Total</b>	<b>\$0.92</b>
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1) Meter Number: 1015813 Bill Period: Sep 02 - Oct 03 Present Read: 227650 Previous Read: 226078 Billed Usage: 1572 Billed kWh 1572.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	15.47 136.01 75.25 3.82
		Regulatory Assessment Fee	0.17
		Gross Receipts Tax	5.91
		<b>Total</b>	<b>\$230.55</b>
		Regulatory Assessment Fee	0.17
		Gross Receipts Tax	5.91
		<b>Total</b>	<b>\$6.08</b>
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1) Meter Number: 915368 Bill Period: Sep 02 - Oct 03 Present Read: 537 Previous Read: 509 Billed Usage: 28 Billed kWh 28.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	15.47 2.42 1.34 0.07 10.70
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.49
		<b>Total</b>	<b>\$30.00</b>
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.49
		<b>Total</b>	<b>\$0.50</b>

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Account Information	Billing Details		Amounts
		<b>Total</b>	<b>\$30.50</b>
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 2775809	Energy Charge	0.34
	Bill Period: Sep 02	Fuel Charge	0.19
	- Oct 03	Asset Securitization Charge	0.01
	Present Read: 76	Minimum Bill Adjustment	13.99
	Previous Read: 72		
	Billed Usage: 4		
	Billed kWh 4.000		
		Regulatory Assessment Fee	0.01
	Gross Receipts Tax	0.41	
	<b>Total</b>	<b>\$30.42</b>	
	<b>Total Amount Due</b>	<b>\$14,202.25</b>	

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LONG LAKE RANCH

Page 1 of 4

**Your Monthly Invoice**

**Account Summary**

<b>New Charges Due Date</b>	<b>11/08/22</b>
Billing Date	10/15/22
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	163.40
Payments Received Thru 10/11/22	-163.40
Thank you for your payment!	
Balance Forward	.00
New Charges	162.40
<b>Total Amount Due</b>	<b>\$162.40</b>



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Date of Bill  
Account Number

10/15/22  
813-406-4423-061521-5

**CURRENT BILLING SUMMARY**

Local Service from 10/15/22 to 11/14/22

Qty Description	813/406-4423.0	Charge
<b>Basic Charges</b>		
OneVoice Nationwide		29.99
\$10 Voice Discount per Line When Bundled with Internet		
OneVoice Access Line		
Carrier Cost Recovery Surcharge		8.99
Federal Subscriber Line Charge - Bus		6.50
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
FL State Communications Services Tax		2.71
Federal USF Recovery Charge		2.60
FCA Long Distance - Federal USF Surcharge		2.60
County Communications Services Tax		1.33
FL State Gross Receipts Tax		1.02
Pasco County 911 Surcharge		.40
Federal Excise Tax		.33
FL Telecommunications Relay Service		.10
FL State Gross Receipts Tax		.07
<b>Total Basic Charges</b>		<b>60.89</b>
<b>Non Basic Charges</b>		
Business Fiber Internet 500/500M		95.99
\$10.00 Discount through 06/14/23		
<b>Total Non Basic Charges</b>		<b>95.99</b>
<b>Toll/Other</b>		
Federal Primary Carrier Single Line Charge		3.99
FCA Long Distance - Federal USF Surcharge		1.15
FL State Communications Services Tax		.25
County Communications Services Tax		.13
<b>Total Toll/Other</b>		<b>5.52</b>
<b>TOTAL</b>		<b>162.40</b>

**Detail of Frontier Com of America Charges**

Toll charged to 813/406-4423

**Legend Call Types:**

DD - Day

**Caller Summary Report**

	Calls	Minutes	Amount
Main Number	5	14	.00
***Customer Summary	5	14	.00

**Caller Summary Report**

	Calls	Minutes	Amount
Interstate	4	13	.00
Intrastate	1	1	.00
***Customer Summary	5	14	.00

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$66.41 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.

Effective with your next bill, the Carrier Cost Recovery Surcharge will increase to \$13.99 per account. This is a Frontier-imposed surcharge. Questions? Please contact customer service.

Frontier would like to offer you products and services that best meet your needs by using information about services you have already purchased from Frontier. To do this, Frontier has the right to share your customer proprietary network information (CPNI) among our affiliates. CPNI is information available to us solely by virtue of our relationship about your current telecommunications and interconnected VoIP services, how you use them, and the related billing of those services. Protecting the confidentiality of your CPNI is your right and our duty under federal law. You may choose not to allow us to use your CPNI to offer you additional products or services, such as, long distance, High-Speed Internet, or bundled packages. If Frontier's use of your customer information for this purpose is acceptable to you, you do not need to take any action. Your consent to Frontier's use of your CPNI will be inferred after thirty (30) days. If you wish to restrict Frontier's use of your CPNI, you may call 1-877-213-1556 or visit [frontier.com/resources/cpni](http://frontier.com/resources/cpni) Even if you consent to Frontier's use of your CPNI, as described above, you can change your mind at any time and contact customer service to make that change. Any restriction of Frontier's use of your CPNI will stay in effect until you notify us otherwise. If you choose to restrict access to your CPNI, your service will not be affected - you will continue to receive the same high quality services from Frontier. You should know that restricting Frontier's use of your CPNI will not eliminate all of our marketing contacts with you. You may still receive marketing contacts that are not based on your restricted CPNI. Frontier takes the privacy of customer information seriously and appreciates the opportunity to provide high quality communications services to you.

Starting this month, the government is requiring the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge to decrease from 33.0% to 28.9% 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. Learn more at [Frontier.com/FCC-Changes](http://Frontier.com/FCC-Changes)





**Your Monthly Invoice**

**Account Summary**

<b>New Charges Due Date</b>	<b>11/08/22</b>
Billing Date	10/15/22
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	100.99
Payments Received Thru 10/11/22	-100.99
Thank you for your payment!	
Balance Forward	.00
New Charges	100.99
<b>Total Amount Due</b>	<b>\$100.99</b>



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

8790 0007 NO RP 15 10152022 NNNNNNNN 01 000284 0001

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



**You are all set with Auto Pay! To review your account, go to [frontier.com](https://frontier.com) or MyFrontier mobile app.**



LONG LAKE RANCH

Page 3 of 4

Date of Bill  
Account Number

10/15/22  
813-949-6028-061521-5

**CURRENT BILLING SUMMARY**

Local Service from 10/15/22 to 11/14/22

Qty Description	813/949-6028.0	Charge
<b>Non Basic Charges</b>		
Business Fiber Internet 500/500M		95.99
\$10.00 Discount through 06/14/23		
1 Usable Static IP Address		5.00
<b>Total Non Basic Charges</b>		<b>100.99</b>
<b>TOTAL</b>		<b>100.99</b>





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](mailto:UtilCustServ@MyPasco.net)  
 Pay By Phone: 1-855-786-5344



184 0 1  
 10-10002

LONG LAKE RANCH CDD

Service Address: 18981 LONG LAKE RANCH BOULEVARD

Bill Number: 17388533

Billing Date: 10/25/2022

Billing Period: 9/8/2022 to 10/7/2022

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

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
				10/7/2022			

Transactions

Previous Bill	70.74
Payment 10/11/22	-70.74 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Adjustments	
Fire Line/Hydrant Base Charge	71.80
<b>Total Current Transactions</b>	71.80
<b>TOTAL BALANCE DUE</b>	<b>\$71.80</b>

Visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

RECEIVED NOV 17 2022

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)



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

Account # 0929280  
 Customer # 01307800  
 Balance Forward 0.00  
 Current Transactions 71.80

<b>Total Balance Due</b>	<b>\$71.80</b>
<b>Due Date</b>	<b>11/14/2022</b>

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

The Total Due will be electronically transferred on 11/14/2022.

LONG LAKE RANCH CDD  
 C/O DPFG  
 250 INTERNATIONAL PARKWAY SUITE 280  
 LAKE MARY FL 32746

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

013078005092928041738853340000071802

>003549 5679477 0001 008229 10Z  
 LONG LAKE RANCH CDD  
 250 INTERNATIONAL PARKWAY STE 208  
 LAKE MARY FL 32746



**Statement Date: November 30, 2022**  
 Account Number: \*\*\*\*\*3309

**Customer Service Information**

 Client Care: 877-779-BANK (2265)  
 Web Site: www.bankunited.com  
 Bank Address: BankUnited  
 P.O. Box 521599  
 Miami, FL 33152-1599



**Customer Message Center**

Please reference Statement Message section for important information regarding new business fees, effective November 1, 2022.

**PUBLIC FUND ANALYSIS CHECKING Account \*\*\*\*\*3309**

**Account Summary**

Statement Balance as of 10/31/2022		\$274,839.48
Plus	10 Deposits and Other Credits	\$431,331.40
Less	24 Withdrawals, Checks, and Other Debits	\$95,141.82
Less	Service Charge	\$0.00
Plus	Interest Paid	\$0.00
Statement Balance as of 11/30/2022		\$611,029.06

**Activity By Date**

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
11/01/2022	CHECK #100058	\$7,337.58		\$267,501.90
11/02/2022	DUKEENERGY BILL PAY 930000012497 LONG LAKE RANCH COMM D	\$14,202.25		\$253,299.65
11/03/2022	RDC Deposit		\$800.00	\$254,099.65
11/07/2022	PASCOTAX TAX ACC 00000000028657 LONG LAKE RANCH CDD		\$10.96	\$254,110.61
11/07/2022	PASCOTAX TAX ACC 00000000028657		\$10,318.05	\$264,428.66

Statement Date: November 30, 2022

Account Number: \*\*\*\*\*3309

## Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	LONG LAKE RANCH CDD			
11/07/2022	RDC Deposit		\$630.00	\$265,058.66
11/07/2022	CHECK #100059	\$3,091.50		\$261,967.16
11/08/2022	RDC Deposit		\$7,853.00	\$269,820.16
11/09/2022	DUKEENERGY BILL PAY 910084355645	\$336.94		\$269,483.22
	LONG LAKE RANCH COMM D			
11/09/2022	FRONTIER COMMUNI BILL PAY 16823348351	\$100.99		\$269,382.23
	LONGLAKE RANCH CDD			
11/09/2022	FRONTIER COMMUNI BILL PAY 16823368271	\$162.40		\$269,219.83
	LONGLAKERANCH CDD			
11/10/2022	CHECK #100060	\$11,710.90		\$257,508.93
11/10/2022	CHECK #100061	\$2,460.00		\$255,048.93
11/14/2022	RDC Deposit		\$370.00	\$255,418.93
11/14/2022	S2 HR SOLUTIONS INVOICE H097509	\$726.50		\$254,692.43
	Long Lake Ranch CDD			
11/15/2022	PASCOTAX TAX ACC 00000000028657		\$94,294.75	\$348,987.18
	LONG LAKE RANCH CDD			
11/15/2022	CHECK #100063	\$22,389.50		\$326,597.68
11/16/2022	CHECK #100065	\$200.00		\$326,397.68
11/16/2022	PASCOBCCUTENT UTILITYPMT LONG LAKE RANCH CDD	\$71.80		\$326,325.88
11/17/2022	AVIDPAY SERVICE AVIDPAY CK100067	\$22,151.50		\$304,174.38
	Long Lake Ranch			
11/18/2022	CHECK #100062	\$297.50		\$303,876.88
11/21/2022	PASCOTAX TAX ACC 00000000028657		\$106,788.60	\$410,665.48
	LONG LAKE RANCH CDD			
11/21/2022	CHECK #100066	\$1,200.00		\$409,465.48
11/22/2022	CARDMEMBER SERV WEB PYMT	\$1,009.91		\$408,455.57

**Statement Date: November 30, 2022**

Account Number: \*\*\*\*\*3309

**Activity By Date**

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	*****7613 PAYABLE,ACCOUNTS 03			
11/22/2022	CHECK #1463	\$1,336.94		\$407,118.63
11/23/2022	CHECK #1464	\$89.28		\$407,029.35
11/23/2022	CHECK #100064	\$600.00		\$406,429.35
11/23/2022	CHECK #100068	\$4,309.29		\$402,120.06
11/23/2022	PASCOBCCUTENT UTILITYPMT LONG LAKE RANCH CDD	\$51.59		\$402,068.47
11/23/2022	PASCOBCCUTENT UTILITYPMT LONG LAKE RANCH CDD	\$148.75		\$401,919.72
11/25/2022	PASCOTAX TAX ACC 000000000028657 LONG LAKE RANCH CDD		\$209,466.04	\$611,385.76
11/25/2022	AVIDPAY SERVICE AVIDPAY CK100069 Long Lake Ranch	\$972.00		\$610,413.76
11/28/2022	RDC Deposit		\$800.00	\$611,213.76
11/29/2022	CHECK #24	\$184.70		\$611,029.06

**Check Transactions**

<i>Check #</i>	<i>Date</i>	<i>Amount</i>	<i>Check #</i>	<i>Date</i>	<i>Amount</i>	<i>Check #</i>	<i>Date</i>	<i>Amount</i>
24	11/29	\$184.70	100060	11/10	\$11,710.90	100065	11/16	\$200.00
1463*	11/22	\$1,336.94	100061	11/10	\$2,460.00	100066	11/21	\$1,200.00
1464	11/23	\$89.28	100062	11/18	\$297.50	100068*	11/23	\$4,309.29
100058*	11/01	\$7,337.58	100063	11/15	\$22,389.50			
100059	11/07	\$3,091.50	100064	11/23	\$600.00			

Items denoted with an "\*" indicate processed checks out of sequence.

**Balances by Date**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
10/31	\$274,839.48	11/03	\$254,099.65	11/09	\$269,219.83	11/15	\$326,597.68
11/01	\$267,501.90	11/07	\$261,967.16	11/10	\$255,048.93	11/16	\$326,325.88
11/02	\$253,299.65	11/08	\$269,820.16	11/14	\$254,692.43	11/17	\$304,174.38

Statement Date: November 30, 2022

Account Number: \*\*\*\*\*3309

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
11/18	\$303,876.88	11/22	\$407,118.63	11/25	\$610,413.76	11/29	\$611,029.06
11/21	\$409,465.48	11/23	\$401,919.72	11/28	\$611,213.76		

**Other Balances**

Minimum Balance this Statement Period \$253,299.65



Effective Nov 1, 2022, our Business Schedule of Fees will change. New fees can be reviewed at <https://www.bankunited.com/docs/default-source/business-documents/business-schedule-of-fees.11.2022.pdf>. If you have any questions, please contact Client Care at 1-877-779-2265 or your Treasury Solutions Officer. We appreciate your business and look forward to continuing to serve your financial needs.

**Statement Date: November 30, 2022**

Account Number: \*\*\*\*\*3309

**If your account does not balance please check the following carefully:**

Have you entered the amount of each check in your checkbook register?

Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?

Have you checked all additions and subtractions in your checkbook register?

Have you carried the correct balance forward when starting a new page in your checkbook register?

**IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:****PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:**BankUnited Operations / EFT Error  
7815 NW 148th ST, Miami Lakes, FL 33016**For Consumer Customers Only**

Please contact us if you think your statement is wrong or if you need additional information about a transaction. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need further information.
3. Tell us the dollar amount of the suspected error.

You may be required to put your request in writing. We will investigate your complaint and will correct any error promptly.

**For Electronic Funds Transfers**, if we take more than 10 business days to investigate and correct the error, (20 business days if you are a new customer for electronic funds transfers occurring during the first 30 days after the first deposit is made to your account), we will recredit your consumer account for the amount you think is in error (plus interest if your account earns interest), so that you will have the use of the money during the time it takes us to complete our investigation.

**For Substitute Checks**, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of \$2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new (30 days from the date your account was established), has been subject to repeated overdrafts, or we believe the claim is fraudulent, we may delay the availability of recredited funds until we determine the claim is valid or until the 45th day after the claim was submitted.

**Member  
FDIC**

LONG LAKE RANCH CDD      PAYROLL ACCOUNT      0000024  
 LONG LAKE RANCH CDD      BANKUNITED      11/19/2022  
 250 INTERNATIONAL PARKWAY      8291 CENTRAL AVE      61-5618/2155  
 LAKE MARY, FL 32746      ST PETERSBURG, FL 33710      AMOUNT \*\*\*\*\*184.70

PAY TO THE ORDER OF      ONE HUNDRED EIGHTY-FOUR DOLLARS and 70 CENTS

o The William Pellian  
 Order 19078 Long Lake Ranch Blvd  
 Of: LUTZ, FL 33558

⑆0000024⑆ ⑆267090594⑆ 9855243309⑆

#0024      11/29/2022      \$184.70

LONG LAKE RANCH CDD      CHECK      1463  
 250 INTERNATIONAL PARKWAY      BANKUNITED      11/14/2022  
 LAKE MARY, FL 32746      82900975

PAY TO THE ORDER OF      Board of County Commissioners      \$1,336.94

One Thousand Three Hundred Thirty-Six and 94/100 DOLLARS

Board of County Commissioners  
 Palco County Solid Waste & Res. Rec.  
 PO Box 210  
 New Port Richey, FL 34655

Parcel 34-05-19-0020-000-0P10 (annual solid waste)

⑆001463⑆ ⑆267090594⑆ 9855243309⑆

#1463      11/22/2022      \$1,336.94

LONG LAKE RANCH CDD      CHECK      1464  
 250 INTERNATIONAL PARKWAY      BANKUNITED      11/14/2022  
 LAKE MARY, FL 32746      82900975

PAY TO THE ORDER OF      Board of County Commissioners      \$79.28

Eighty-Nine and 28/100 DOLLARS

Board of County Commissioners  
 Palco County Solid Waste & Res. Rec.  
 PO Box 210  
 New Port Richey, FL 34655

Parcel 33-05-19-0050 (annual solid waste)

⑆001464⑆ ⑆267090594⑆ 9855243309⑆

#1464      11/23/2022      \$89.28

Long Lake Ranch      BankUnited, N.A.      100058  
 250 International Parkway, Suite 208      115 Alameda Drive      10/26/2022  
 Lake Mary, FL 32746      Alachua Springs, FL 32310

PAY TO THE ORDER OF      CDFG      \$7,337.58

Seven Thousand Three Hundred Thirty-Seven Dollars and Fifty-Eight Cents

⑆100058⑆ ⑆267090594⑆ 9855243309⑆

#100058      11/01/2022      \$7,337.58

Long Lake Ranch      BankUnited, N.A.      100059  
 250 International Parkway, Suite 208      115 Alameda Drive      10/26/2022  
 Lake Mary, FL 32746      Alachua Springs, FL 32310

PAY TO THE ORDER OF           \$3,091.50

Three Thousand One Hundred Twenty-One Dollars and Fifty Cents

⑆100059⑆ ⑆267090594⑆ 9855243309⑆

#100059      11/07/2022      \$3,091.50

Long Lake Ranch      BankUnited, N.A.      100060  
 250 International Parkway, Suite 208      115 Alameda Drive      10/26/2022  
 Lake Mary, FL 32746      Alachua Springs, FL 32310

PAY TO      Vesta Property Services      \$11,710.90

THE ORDER OF      Seven Thousand Seven Hundred Ten Dollars and Ninety Cents

⑆100060⑆ ⑆267090594⑆ 9855243309⑆

#100060      11/10/2022      \$11,710.90

Long Lake Ranch      BankUnited, N.A.      100061  
 250 International Parkway, Suite 208      115 Alameda Drive      11/8/2022  
 Lake Mary, FL 32746      Alachua Springs, FL 32310

PAY TO      CHS LLC      \$2,460.00

THE ORDER OF      Two Thousand Four Hundred Sixty Dollars and Zero Cents

⑆100061⑆ ⑆267090594⑆ 9855243309⑆

#100061      11/10/2022      \$2,460.00

Long Lake Ranch      BankUnited, N.A.      100062  
 250 International Parkway, Suite 208      115 Alameda Drive      11/04/2022  
 Lake Mary, FL 32746      Alachua Springs, FL 32310

PAY TO      Johnson Engineering, Inc.      \$297.50

THE ORDER OF      Two Hundred Ninety-Seven Dollars and Fifty Cents

⑆100062⑆ ⑆267090594⑆ 9855243309⑆

#100062      11/18/2022      \$297.50

Long Lake Ranch  
250 International Parkway, Suite 208  
Lake Mary, FL 32746

BankUnited, N.A.  
1122 Alamo Drive  
Altamonte Springs, FL 32714

100063  
DATE: 11/08/2022

PAY TO: RedTree LandScape Systems \$ 22,389.50  
THE ORDER OF Twenty-Two Thousand Three Hundred Eighty-Nine Dollars and Fifty Cents DOLLARS

MEMORANDUM FOR PAYEE USE ONLY

#100063# 12670905940 9855243309#

#100063 11/15/2022 \$22,389.50

Long Lake Ranch  
250 International Parkway, Suite 208  
Lake Mary, FL 32746

BankUnited, N.A.  
1122 Alamo Drive  
Altamonte Springs, FL 32714

100064  
DATE: 11/08/2022

PAY TO: The Lake Doctors, Inc. \$ 600.00  
THE ORDER OF Six Hundred Dollars and Zero Cents DOLLARS

MEMORANDUM FOR PAYEE USE ONLY

#100064# 12670905940 9855243309#

#100064 11/23/2022 \$600.00

Long Lake Ranch  
250 International Parkway, Suite 208  
Lake Mary, FL 32746

BankUnited, N.A.  
1122 Alamo Drive  
Altamonte Springs, FL 32714

100065  
DATE: 11/09/2022

PAY TO: Patriot Amenity Services Group LLC \$ 200.00  
THE ORDER OF Two Hundred Dollars and Zero Cents DOLLARS

MEMORANDUM FOR PAYEE USE ONLY

#100065# 12670905940 9855243309#

#100065 11/16/2022 \$200.00

Long Lake Ranch  
250 International Parkway, Suite 208  
Lake Mary, FL 32746

BankUnited, N.A.  
1122 Alamo Drive  
Altamonte Springs, FL 32714

100066  
DATE: 11/08/2022

PAY TO: Site Master of Florida, LLC \$ 1,200.00  
THE ORDER OF One Thousand Two Hundred Dollars and Zero Cents DOLLARS

MEMORANDUM FOR PAYEE USE ONLY

#100066# 12670905940 9855243309#

#100066 11/21/2022 \$1,200.00

Long Lake Ranch  
250 International Parkway, Suite 208  
Lake Mary, FL 32746

BankUnited, N.A.  
1122 Alamo Drive  
Altamonte Springs, FL 32714

100068  
DATE: 11/16/2022

PAY TO: DPPG \$ 4,309.29  
THE ORDER OF Four Thousand Three Hundred Nine Dollars and Twenty-Nine Cents DOLLARS

MEMORANDUM FOR PAYEE USE ONLY

#100068# 12670905940 9855243309#

#100068 11/23/2022 \$4,309.29





duke-energy.com  
877.372.8477

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	301.50
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,577.45
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,081.01
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.48
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	222.58
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	319.46
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	272.70
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	30.54
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	30.48
910089458097	2137 SERENOA DR LUTZ FL 33558	30.49
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	30.49
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	5,719.23
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	30.73
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,289.27
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.50
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	503.86
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	64.75
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	215.14



duke-energy.com  
877.372.8477

Account number 9300 0001 2497

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.49
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	30.41
	<b>Total Charges</b>	<b>\$14,054.85</b>



duke-energy.com  
877.372.8477

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 Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 4513470	Energy Charge	4.49
	Bill Period: Oct 04 - Nov 01	Fuel Charge	2.49
	Present Read: 1455	Asset Securitization Charge	0.13
	Previous Read: 1403	Minimum Bill Adjustment	7.42
	Billed Usage: 52		
	Billed kWh 52.000		
		Regulatory Assessment Fee	0.02
		Gross Receipts Tax	0.58
		<b>Total</b>	<b>\$30.60</b>
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 1049037	Energy Charge	27.60
	Bill Period: Oct 04 - Nov 01	Fuel Charge	15.27
	Present Read: 37671	Asset Securitization Charge	0.78
	Previous Read: 37352		
	Billed Usage: 319		
	Billed kWh 319.000		
		Regulatory Assessment Fee	0.04
		Gross Receipts Tax	1.52
		<b>Total</b>	<b>\$60.68</b>
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 8246384	Energy Charge	3.38
	Bill Period: Oct 04 - Nov 01	Fuel Charge	1.87
	Present Read: 909	Asset Securitization Charge	0.09
	Previous Read: 870	Minimum Bill Adjustment	9.19
	Billed Usage: 39		
	Billed kWh 39.000		
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.53
		<b>Total</b>	<b>\$30.54</b>
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 3410166	Energy Charge	1.22
	Bill Period: Oct 04 - Nov 01	Fuel Charge	0.67
	Present Read: 903	Asset Securitization Charge	0.03
	Previous Read: 889	Minimum Bill Adjustment	12.61
	Billed Usage: 14		
	Billed kWh 14.000		
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.45
		<b>Total</b>	<b>\$30.46</b>
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 4463323	Energy Charge	0.95
	Bill Period: Oct 04 - Nov 01	Fuel Charge	0.53

fb.def.duke.bills.20221108210526.63.asp-163-0000000003



duke-energy.com  
877.372.8477

Account Information	Billing Details		Amounts
	Present Read: 302	Asset Securitization Charge 0.03	
	Previous Read: 291	Minimum Bill Adjustment 13.02	
	Billed Usage: 11		
	Billed kWh 11.000		
		Regulatory Assessment Fee 0.01	\$0.45
		Gross Receipts Tax 0.44	
		<b>Total</b>	<b>\$30.45</b>
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge 15.47	
	Meter Number: 915209	Energy Charge 3.54	
	Bill Period: Oct 04 - Nov 01	Fuel Charge 1.96	
	Present Read: 1021	Asset Securitization Charge 0.10	\$30.00
	Previous Read: 980	Minimum Bill Adjustment 8.93	
	Billed Usage: 41		
	Billed kWh 41.000		
		Regulatory Assessment Fee 0.02	\$0.56
		Gross Receipts Tax 0.54	
		<b>Total</b>	<b>\$30.56</b>
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge 15.47	
	Meter Number: 4465473	Energy Charge 175.98	
	Bill Period: Oct 04 - Nov 01	Fuel Charge 97.37	
	Present Read: 50837	Asset Securitization Charge 4.94	\$293.76
	Previous Read: 48803		
	Billed Usage: 2034		
	Billed kWh 2034.000		
		Regulatory Assessment Fee 0.21	\$7.74
		Gross Receipts Tax 7.53	
		<b>Total</b>	<b>\$301.50</b>
910089595996 LONG LAKE RANCH COMM DEV DIS O SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge 1.63	
	Bill Period: Oct 04 - Nov 01	Energy Charge 79.67	
	SV FLAGLER ACR 9500L 2,303	Fuel Charge 102.18	
		Asset Securitization Charge 1.59	\$1,571.57
		SV FLAGLER ACR 9500L 729.91	
		SV FLAGLER ACR 9500L 86.48	
		16 DEC CNCRT W/DEC BS/ WSHNGTN 570.11	
		Regulatory Assessment Fee 1.13	\$5.88
		Gross Receipts Tax 4.75	
		<b>Total</b>	<b>\$1,577.45</b>
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge 1.63	
	Bill Period: Oct 04 - Nov 01	Energy Charge 182.12	
	SV DRC27500 1,296	Fuel Charge 233.61	
	SV FLAGLER ACR 9500L 3,969	Asset Securitization Charge 3.63	\$3,068.01
		SV DRC27500 136.68	
		SV FLAGLER ACR 9500L 1,257.93	

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Billing details - continued

Account Information	Billing Details		Amounts	
	SV DRC27500	22.20		
	SV FLAGLER ACR 9500L	149.04		
	35 TT CNCRT/N-FLD	98.64		
	MOUNT/1-4FIX			
	16 DEC CNCRT W/DEC BS/ WSHNGTN	982.53		
	Regulatory Assessment Fee	2.21	\$13.00	
	Gross Receipts Tax	10.79		
	<b>Total</b>		<b>\$3,081.01</b>	
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1) Meter Number: 8246383 Bill Period: Oct 04 - Nov 01 Present Read: 589 Previous Read: 567 Billed Usage: 22 Billed kWh 22.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	15.47 1.92 1.05 0.05 11.51	\$30.00
	Regulatory Assessment Fee	0.01	\$0.48	
	Gross Receipts Tax	0.47		
	<b>Total</b>		<b>\$30.48</b>	
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1) Meter Number: 1049785 Bill Period: Oct 04 - Nov 01 Present Read: 48224 Previous Read: 46752 Billed Usage: 1472 Billed kWh 1472.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	15.47 127.35 70.46 3.58	\$216.86
	Regulatory Assessment Fee	0.16	\$5.72	
	Gross Receipts Tax	5.56		
	<b>Total</b>		<b>\$222.58</b>	
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1) Meter Number: 4451364 Bill Period: Oct 04 - Nov 01 Present Read: 52491 Previous Read: 50329 Billed Usage: 2162 Billed kWh 2162.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	15.47 187.05 103.49 5.25	\$311.26
	Regulatory Assessment Fee	0.22	\$8.20	
	Gross Receipts Tax	7.98		
	<b>Total</b>		<b>\$319.46</b>	
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1) Meter Number: 2778290 Bill Period: Oct 04 - Nov 01 Present Read: 49781 Previous Read: 47952	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	15.47 158.24 87.55 4.44	\$265.70

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Account Information	Billing Details		Amounts
	Billed Usage:	1829	
	Billed kWh	1829.000	
		Regulatory Assessment Fee	0.19
		Gross Receipts Tax	6.81
		<b>Total</b>	<b>\$272.70</b>
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 8263689	Energy Charge	3.38
	Bill Period: Oct 04 - Nov 01	Fuel Charge	1.87
	Present Read: 692	Asset Securitization Charge	0.09
	Previous Read: 653	Minimum Bill Adjustment	9.19
	Billed Usage: 39		
	Billed kWh 39.000		
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.53
		<b>Total</b>	<b>\$30.54</b>
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 8246382	Energy Charge	1.82
	Bill Period: Oct 04 - Nov 01	Fuel Charge	1.01
	Present Read: 355	Asset Securitization Charge	0.05
	Previous Read: 334	Minimum Bill Adjustment	11.65
	Billed Usage: 21		
	Billed kWh 21.000		
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.47
		<b>Total</b>	<b>\$30.48</b>
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 4470114	Energy Charge	2.08
	Bill Period: Oct 04 - Nov 01	Fuel Charge	1.15
	Present Read: 581	Asset Securitization Charge	0.06
	Previous Read: 557	Minimum Bill Adjustment	11.24
	Billed Usage: 24		
	Billed kWh 24.000		
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.48
		<b>Total</b>	<b>\$30.49</b>
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt		
	Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 4522761	Energy Charge	2.00
	Bill Period: Oct 04 - Nov 01	Fuel Charge	1.10
	Present Read: 641	Asset Securitization Charge	0.06
	Previous Read: 618	Minimum Bill Adjustment	11.37
	Billed Usage: 23		
	Billed kWh 23.000		
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.48
		<b>Total</b>	<b>\$30.49</b>

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Billing details - continued

Account Information	Billing Details		Amounts	
		<b>Total</b>	<b>\$30.49</b>	
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)			
	Customer Charge	1.63		
	Bill Period: Oct 04 - Nov 01	Energy Charge	481.95	
		Fuel Charge	618.21	
	54W MITCH LED PT CLR	Asset Securitization Charge	9.61	
	SV DRC27500 9,504	54W MITCH LED PT CLR	18.24	
	SV FLAGLER ACR 9500L 4,410	SV DRC27500	1,002.32	
		SV FLAGLER ACR 9500L	1,397.70	\$5,686.64
		54W MITCH LED PT CLR	1.39	
		SV DRC27500	162.80	
	SV FLAGLER ACR 9500L	165.60		
	35 TT CNCRT/N-FLD MOUNT/1-4FIX	723.36		
	16 DEC CNCRT W/DEC BS/ WSHNGTN	1,103.83		
	Regulatory Assessment Fee	4.09		
	Gross Receipts Tax	28.50	\$32.59	
	<b>Total</b>		<b>\$5,719.23</b>	
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)			
	Customer Charge	15.47		
	Meter Number: 4465449	Energy Charge	7.70	
	Bill Period: Oct 04 - Nov 01	Fuel Charge	4.26	\$30.00
	Present Read: 1659	Asset Securitization Charge	0.22	
	Previous Read: 1570	Minimum Bill Adjustment	2.35	
	Billed Usage: 89 Billed kWh 89.000			
	Regulatory Assessment Fee	0.02		
	Gross Receipts Tax	0.71	\$0.73	
	<b>Total</b>		<b>\$30.73</b>	
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)			
	Customer Charge	15.47		
	Meter Number: 222519	Energy Charge	784.56	
	Bill Period: Oct 04 - Nov 01	Fuel Charge	434.09	\$1,256.16
	Present Read: 198830	Asset Securitization Charge	22.04	
	Previous Read: 189762			
	Billed Usage: 9068 Billed kWh 9068.000			
	Regulatory Assessment Fee	0.90		
	Gross Receipts Tax	32.21	\$33.11	
	<b>Total</b>		<b>\$1,289.27</b>	
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)			
	Customer Charge	15.47		
	Meter Number: 915370	Energy Charge	2.42	
	Bill Period: Oct 04 - Nov 01	Fuel Charge	1.34	\$30.00
	Present Read: 610	Asset Securitization Charge	0.07	
	Previous Read: 582 Billed Usage: 28	Minimum Bill Adjustment	10.70	

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Account Information	Billing Details		Amounts
	Billed kWh	28.000	
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.49
		<b>Total</b>	<b>\$30.50</b>
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 5407312	Energy Charge	300.66
	Bill Period: Oct 04 - Nov 01	Fuel Charge	166.35
	Present Read: 235282	Asset Securitization Charge	8.44
	Previous Read: 231807		
	Billed Usage: 3475		
	Billed kWh 3475.000		
		Regulatory Assessment Fee	0.35
		Gross Receipts Tax	12.59
		<b>Total</b>	<b>\$490.92</b>
		Regulatory Assessment Fee	0.35
		Gross Receipts Tax	12.59
		<b>Total</b>	<b>\$12.94</b>
		<b>Total</b>	<b>\$503.86</b>
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 2778178	Energy Charge	30.10
	Bill Period: Oct 04 - Nov 01	Fuel Charge	16.66
	Present Read: 19395	Asset Securitization Charge	0.85
	Previous Read: 19047		
	Billed Usage: 348		
	Billed kWh 348.000		
		Regulatory Assessment Fee	0.05
		Gross Receipts Tax	1.62
		<b>Total</b>	<b>\$63.08</b>
		Regulatory Assessment Fee	0.05
		Gross Receipts Tax	1.62
		<b>Total</b>	<b>\$1.67</b>
		<b>Total</b>	<b>\$64.75</b>
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD FOUNTAIN LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 1015813	Energy Charge	122.77
	Bill Period: Oct 04 - Nov 01	Fuel Charge	67.93
	Present Read: 229069	Asset Securitization Charge	3.45
	Previous Read: 227650		
	Billed Usage: 1419		
	Billed kWh 1419.000		
		Regulatory Assessment Fee	0.15
		Gross Receipts Tax	5.37
		<b>Total</b>	<b>\$209.62</b>
		Regulatory Assessment Fee	0.15
		Gross Receipts Tax	5.37
		<b>Total</b>	<b>\$5.52</b>
		<b>Total</b>	<b>\$215.14</b>
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	Customer Charge	15.47
	Meter Number: 915368	Energy Charge	2.08
	Bill Period: Oct 04 - Nov 01	Fuel Charge	1.15
	Present Read: 561	Asset Securitization Charge	0.06
	Previous Read: 537	Minimum Bill Adjustment	11.24
	Billed Usage: 24		
	Billed kWh 24.000		
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.48
		<b>Total</b>	<b>\$30.00</b>
		Regulatory Assessment Fee	0.01
		Gross Receipts Tax	0.48
		<b>Total</b>	<b>\$0.49</b>

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Billing details - continued

Account Information	Billing Details	Amounts
	<b>Total</b>	<b>\$30.49</b>
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Load Mgt Prem Distr Service Sec (GSLM-1)	
	Meter Number: 2775809	Customer Charge 15.47
	Bill Period: Oct 04 - Nov 01	Energy Charge 0.18
	Present Read: 78	Fuel Charge 0.10
	Previous Read: 76	Minimum Bill Adjustment 14.25
	Billed Usage: 2	
	Billed kWh 2.000	
	Regulatory Assessment Fee 0.01	\$30.00
	Gross Receipts Tax 0.40	\$0.41
	<b>Total</b>	<b>\$30.41</b>
	<b>Total Amount Due</b>	<b>\$14,054.85</b>

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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



27 0 1  
 42-52316

LONG LAKE RANCH CDD  
 Service Address: 0 COMMUNITY CENTER  
 Bill Number: 17442069  
 Billing Date: 11/2/2022  
 Billing Period: 9/20/2022 to 10/19/2022

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 take effect Oct. 1, 2022.  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	9/20/2022	22208	10/19/2022	22212	29	4

Usage History

Month	Water	Irrigation
October 2022		4
September 2022		95
August 2022		195
July 2022		127
June 2022		186
May 2022		198
April 2022		131
March 2022		14
February 2022		6
January 2022		5
December 2021		5
November 2021		2

Transactions

Previous Bill	529.91
Payment 10/21/22	-529.91 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	38.63
Water Charges	4.0 Thousand Gals X \$3.24 = 12.96
<b>Total Current Transactions</b>	<b>51.59</b>
<b>TOTAL BALANCE DUE</b>	<b>\$51.59</b>

Visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

RECEIVED NOV 16 2022

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasy pay.pascocountyfl.net](http://pascoeasy pay.pascocountyfl.net)

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

Account # 0928090  
 Customer # 01307800  
 Balance Forward 0.00  
 Current Transactions 51.59

<b>Total Balance Due</b>	<b>\$51.59</b>
<b>Due Date</b>	<b>11/21/2022</b>

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

The Total Due will be electronically transferred on 11/21/2022.

LONG LAKE RANCH CDD  
 C/O DPGF  
 250 INTERNATIONAL PARKWAY SUITE 280  
 LAKE MARY FL 32746

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

013078005092809061744206950000051594

# EXHIBIT 7



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

December 1, 2022

Long Lake Ranch Community Development District  
c/o DPF Management and Consulting, LLC  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Long Lake Ranch Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$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 2015A-2

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting

position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for services listed above for the two annual bond years ending October 8, 2023, and October 8, 2024 is \$1,300, which is \$650 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

**ACCEPTANCE**

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Long Lake Ranch Community Development  
District

By: Linda L. Scott  
Linda L. Scott, CPA

By: \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date: \_\_\_\_\_

# EXHIBIT 8



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

December 1, 2022

Mr. Logan Muether  
Long Lake Ranch Community Development District  
c/o DPFM Management and Consulting, LLC  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746

**\$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 2015A-2 ("Bonds")**

Dear Mr. Muether

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended October 8, 2022 ("Computation Period"). This report indicates that there is no cumulative rebate amount liability as of October 8, 2022.

The next annual arbitrage rebate calculation date is October 8, 2023. We have provided an engagement letter for the next two computation periods ending October 8, 2023, and October 8, 2024. Please sign and return a copy of the engagement letter. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at [liscott@llstax.com](mailto:liscott@llstax.com).

Sincerely,

*Linda L. Scott*

Linda L. Scott, CPA

cc: Ms. James Audette, US Bank

# ***Long Lake Ranch Community Development District***

*\$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 2015A-2*

*For the period ended October 8, 2022*



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

December 1, 2022

Long Lake Ranch Community Development District  
c/o DPF Management and Consulting, LLC  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746

Re: \$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 2015A-2 ("Bonds")

Long Lake Ranch Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended October 8, 2022 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Amount for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Amount of \$(107,696.48) at October 8, 2022. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 6.1019%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Amount for the Bonds for the Computation Period based on the information provided to us. The Rebate Amount has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*LLS Tax Solutions Inc.*

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Long Lake Ranch Community Development District  
December 1, 2022

\$3,190,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1

\$1,945,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-2

For the period ended October 8, 2022

### **NOTES AND ASSUMPTIONS**

1. The issue date of the Bonds is October 9, 2015.
2. The end of the first Bond Year for the Bonds is October 8, 2016.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Amount for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Amount for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Amount as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Amount as of the Next Computation Date will not be the Rebate Amount reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Amount computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Long Lake Ranch Community Development District  
December 1, 2022

\$3,190,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1

\$1,945,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-2

For the period ended October 8, 2022

### **NOTES AND ASSUMPTIONS (cont'd)**

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds are issued in an aggregate principal amount of \$5,135,000, for the purpose of: (i) financing the cost of acquiring, constructing and equipping assessable improvements comprising a part of the District's Capital Improvement Program (ii) paying certain costs associated with the issuance of the Bonds; (iii) making a deposit into the Reserve Account for the corresponding Series of Bonds for the benefit of all of the Bonds; and (iv) paying a portion of the interest to become due on the Bonds.
12. The Long Lake Ranch Community Development District Capital Improvement Revenue Bond Series 2015A-2 was fully redeemed on November 1, 2018.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Long Lake Ranch Community Development District  
December 1, 2022

\$3,190,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1

\$1,945,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-2

For the period ended October 8, 2022

### **DEFINITIONS**

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all non-purpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Amount on certain prescribed dates.
5. *Rebate Amount*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Long Lake Ranch Community Development District  
December 1, 2022

\$3,190,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1

\$1,945,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-2

For the period ended October 8, 2022

**SOURCE INFORMATION**

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Long Lake Ranch Community Development District

December 1, 2022

\$3,190,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1

\$1,945,000 (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-2

For the period ended October 8, 2022

**DESCRIPTION OF SCHEDULE**

**SCHEDULE 1 - REBATE AMOUNT CALCULATION**

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Amount.

\$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 2015A-2

SCHEDULE 1 - REBATE AMOUNT CALCULATION

10 / 9 / 2015 ISSUE DATE  
10 / 9 / 2020 BEGINNING OF COMPUTATION PERIOD  
10 / 8 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1019%	ALLOWABLE EARNINGS
10 / 9 / 2020	BEGINNING BALANCE		0.00	117,968.75	133,015.57	15,046.82
11 / 2 / 2020	A-1 RESERVE FUND		0.50	0.00	0.00	0.00
11 / 3 / 2020	A-1 RESERVE FUND		0.00	(0.50)	(0.56)	(0.06)
12 / 1 / 2020	A-1 RESERVE FUND		0.48	0.00	0.00	0.00
12 / 2 / 2020	A-1 RESERVE FUND		0.00	(0.48)	(0.54)	(0.06)
1 / 4 / 2021	A-1 RESERVE FUND		0.50	0.00	0.00	0.00
1 / 5 / 2021	A-1 RESERVE FUND		0.00	(0.50)	(0.56)	(0.06)
2 / 1 / 2021	A-1 RESERVE FUND		0.50	0.00	0.00	0.00
2 / 2 / 2021	A-1 RESERVE FUND		0.00	(0.50)	(0.55)	(0.05)
3 / 1 / 2021	A-1 RESERVE FUND		0.45	0.00	0.00	0.00
3 / 2 / 2021	A-1 RESERVE FUND		0.00	(0.45)	(0.50)	(0.05)
4 / 1 / 2021	A-1 RESERVE FUND		0.50	0.00	0.00	0.00
4 / 2 / 2021	A-1 RESERVE FUND		0.00	(0.50)	(0.55)	(0.05)
5 / 3 / 2021	A-1 RESERVE FUND		0.48	0.00	0.00	0.00
5 / 4 / 2021	A-1 RESERVE FUND		0.00	(0.48)	(0.52)	(0.04)
6 / 1 / 2021	A-1 RESERVE FUND		0.50	0.00	0.00	0.00
6 / 2 / 2021	A-1 RESERVE FUND		0.00	(0.50)	(0.54)	(0.04)
7 / 1 / 2021	A-1 RESERVE FUND		0.48	0.00	0.00	0.00
7 / 2 / 2021	A-1 RESERVE FUND		0.00	(0.48)	(0.52)	(0.04)
8 / 2 / 2021	A-1 RESERVE FUND		0.50	0.00	0.00	0.00
8 / 3 / 2021	A-1 RESERVE FUND		0.00	(0.50)	(0.54)	(0.04)
9 / 1 / 2021	A-1 RESERVE FUND		0.50	0.00	0.00	0.00
9 / 2 / 2021	A-1 RESERVE FUND		0.00	(0.50)	(0.53)	(0.03)
10 / 1 / 2021	A-1 RESERVE FUND		0.48	0.00	0.00	0.00
10 / 4 / 2021	A-1 RESERVE FUND		0.00	(0.48)	(0.51)	(0.03)
11 / 1 / 2021	A-1 RESERVE FUND		0.50	0.00	0.00	0.00
11 / 2 / 2021	A-1 RESERVE FUND		0.00	(0.50)	(0.53)	(0.03)
12 / 1 / 2021	A-1 RESERVE FUND		0.48	0.00	0.00	0.00
12 / 2 / 2021	A-1 RESERVE FUND		0.00	(0.48)	(0.51)	(0.03)
1 / 3 / 2022	A-1 RESERVE FUND		0.50	0.00	0.00	0.00
1 / 4 / 2022	A-1 RESERVE FUND		0.00	(0.50)	(0.52)	(0.02)

\$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 2015A-2

SCHEDULE 1 - REBATE AMOUNT CALCULATION

10 / 9 / 2015 ISSUE DATE  
10 / 9 / 2020 BEGINNING OF COMPUTATION PERIOD  
10 / 8 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1019%	ALLOWABLE EARNINGS
2 / 1 / 2022	A-1 RESERVE FUND		0.50	0.00	0.00	0.00
2 / 2 / 2022	A-1 RESERVE FUND		0.00	(0.50)	(0.52)	(0.02)
3 / 1 / 2022	A-1 RESERVE FUND		0.45	0.00	0.00	0.00
3 / 2 / 2022	A-1 RESERVE FUND		0.00	(0.45)	(0.47)	(0.02)
4 / 1 / 2022	A-1 RESERVE FUND		0.50	0.00	0.00	0.00
4 / 4 / 2022	A-1 RESERVE FUND		0.00	(0.50)	(0.52)	(0.02)
5 / 2 / 2022	A-1 RESERVE FUND		0.48	0.00	0.00	0.00
5 / 3 / 2022	A-1 RESERVE FUND		0.00	(0.48)	(0.49)	(0.01)
6 / 1 / 2022	A-1 RESERVE FUND		0.50	0.00	0.00	0.00
6 / 2 / 2022	A-1 RESERVE FUND		0.00	(0.50)	(0.51)	(0.01)
7 / 1 / 2022	A-1 RESERVE FUND		0.48	0.00	0.00	0.00
7 / 5 / 2022	A-1 RESERVE FUND		0.00	(0.48)	(0.49)	(0.01)
8 / 1 / 2022	A-1 RESERVE FUND		0.50	0.00	0.00	0.00
8 / 2 / 2022	A-1 RESERVE FUND		0.00	(0.50)	(0.51)	(0.01)
9 / 1 / 2022	A-1 RESERVE FUND		0.50	0.00	0.00	0.00
9 / 2 / 2022	A-1 RESERVE FUND		0.00	(0.50)	(0.50)	0.00
10 / 3 / 2022	A-1 RESERVE FUND		0.48	0.00	0.00	0.00
10 / 4 / 2022	A-1 RESERVE FUND		0.00	(0.48)	(0.48)	0.00
		<u>117,968.75</u>	<u>11.74</u>	<u>117,957.01</u>	<u>133,003.10</u>	<u>15,046.09</u>
	ACTUAL EARNINGS		11.74			
	ALLOWABLE EARNINGS		<u>15,046.09</u>			
	REBATE AMOUNT		(15,034.35)			
	FUTURE VALUE OF 10/8/2020 CUMULATIVE REBATE AMOUNT		(88,941.86)			
	FUTURE VALUE OF 10/8/2021 COMPUTATION DATE CREDIT		(1,890.27)			
	COMPUTATION DATE CREDIT		<u>(1,830.00)</u>			
	CUMULATIVE REBATE AMOUNT		<u>(107,696.48)</u>			

# EXHIBIT 9

**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Long Lake Ranch CDD**

**Slab for Maintenance Shed**

**10/5/2022**

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**Construct concrete slab, walkway, and driveway for maintenance shed to be placed in common area southeast of community pool facility at 2042 Lake Waters Place**

- Remove existing grass
- Perform grading and footer excavation for proposed construction (provide additional fill soil as needed)
- Construct slab in accordance with (Shed Mfr.) specifications (including steel reinforcement and Fibermesh concrete)
- Construct 10' wide x 4" thick driveway from shed to Nature View Dr.
- Construct 5' wide x 4" thick path from driveway to shed side doorway
- Finish grade slopes from new concrete to existing ground

**TOTAL    \$14,280**

**EXCLUSIONS**

Building permits / inspection fees  
Construction materials testing (soil densities, concrete testing)  
Removal of existing shrubs / trees  
Landscape, sod and irrigation replacement/restoration

PHILRAY GREGORY KING STATE CERTIFIED RESIDENTIAL CONTRACTOR

PH 813-299-1917 [PKING7771@HOTMAIL.COM](mailto:PKING7771@HOTMAIL.COM) CRC 1330779

Att Tish L Dobson

Long Lake Ranch utility building

2042 Lake Waters Place

Lutz, Florida 33558

I Propose to form, prep and pour a 14 x 20 monolithic slab 4" thick over a compacted, Termite treated base covered with a 6 mil plastic vapor barrier under 6x6 10 gauge wire mesh on plastic chairs. The footer will be 1' x 1'6" with 2 #4 rebar continuous. All concrete will be a 3000# mix pumped from the road. Control joints will be cut the day following the concrete pour. This proposal provides for the top of the concrete to be at an elevation of 66.0 a minimum of 6 inches above the existing grade. The matter of the driveway it will be 4 inches thick on a compacted grade with 6x6 10 gauge wire mesh on plastic chairs no plastic or bug spray All work will be performed in a professional manner and all mess will be cleaned up for a total cost labor and materials of \$10,000.00.

Please feel free to call me Greg King if you have any questions about this proposal or your building.

# EXHIBIT 10

### Pool Furniture Proposals

Name	Type/Options	Pricing	Warranty	Notes
Florida Patio Furniture	Chairs w/arms	\$43,326	Frame - 10 years Finish - 3 years Fabric - 1 year	Various color options
Florida Patio Furniture	Chairs - armless	\$43,401	Frame - 10 years Finish - 3 years Fabric - 1 year	Various color options
Leaders	Silver/Gray - armless	\$46,985.63	5 years	Fabric options vary with selection of style.
Leaders	Bronze	\$59,932.85	5 years	Fabric options vary with selection of style.
Leaders	Woodgrain - w/arms	\$60,468.99	5 years	Fabric options vary with selection of style.
Patio Land	Multiple frame color options - w/arms	\$90,387.93	10 Years	Fabric options vary with selection of style.
Pool Furniture Supply	Choice of colors w-arms	\$42,694.87	Fabric - 7 years Frame - 3 years Mechanical - 2 years Frame Finish - 1 year	Fiber Glass Tables Various fabric & frame color options avail.
Pool Furniture Supply	Choice of colors w-arms	\$44,299.87	Fabric - 7 years Frame - 3 years Mechanical - 2 years Frame Finish - 1 year	Acrylic Tables Various fabric and frame color options avail.



**FLORIDA PATIO FURNITURE INC.**

506 8th Street West  
Palmetto, FL 34221

# Estimate

Date	Estimate #
11/30/2022	24708

Name / Address
Long Lake Ranch Club Lutz, Florida 33558 Doug Ruhlig 813-406-4423 manager@longlakeranchclub.com

Ship To
Long Lake Ranch Club Lutz, Florida 33558 Doug Ruhlig 813-406-4423 manager@longlakeranchclub.com

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal C.O.D.	11/30/2022	Greg	Palmetto

Item	Quantity	Description	Cost	Total
I-150	45	Island Breeze Sling Chaise Lounge With Arms, 1.5"x.75" Flat Extrusion	327.00	14,715.00T
I-49	64	Island Breeze Sing Dining Chair, Stackable, 1.5" x .75" Flat Extrusion	136.00	8,704.00T
I-75	9	Island Breeze Sling Bar Stool, 1.5"x.75" Flat Extrusion	186.00	1,674.00T
RB-36PUNCH	3	Regal 36" Bar Height Table With PUNCH ALUMINUM TOP, NO HOLE, .75" X 1.5" Extrusion	456.00	1,368.00T
R-42PUNCHU	18	Regal 42" Round, Punch Aluminum Top Table With Hole, 1.50" x .75" Flat Extrusion	450.00	8,100.00T
MCP7.5	15	7.5 ft. Commercial Resort Umbrella, 8 Fiberglass Rib, Crank NO TILT Market Umbrella With Wind Vents	444.00	6,660.00T
U-85C	15	85lb. Cement Umbrella Base With Powder Coated Aluminum Cover COLORS TO BE DETERMINED	127.00	1,905.00T
Freight		Shipping Charge	200.00	200.00

<b>Subtotal</b>	\$43,326.00
<b>Sales Tax (7.5%)</b>	\$3,234.45
<b>Total</b>	\$46,560.45

Phone #	Fax #
941-722-5643	941-723-9223



**FLORIDA PATIO FURNITURE INC.**

506 8th Street West  
Palmetto, FL 34221

# Estimate

Date	Estimate #
11/30/2022	24709

Name / Address
Long Lake Ranch Club Lutz, Florida 33558 Doug Ruhlig 813-406-4423 manager@longlakeranchclub.com

Ship To
Long Lake Ranch Club Lutz, Florida 33558 Doug Ruhlig 813-406-4423 manager@longlakeranchclub.com

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal C.O.D.	11/30/2022	Greg	Palmetto

Item	Quantity	Description	Cost	Total
I-149	45	Island Breeze Stackable Sling Chaise Lounge, 1.5"x.75" Flat Extrusion	310.00	13,950.00T
DA-49HB	64	Deville/ Alpha Armless Sling Side Chair With Split Seat & Back COLORS TO BE DETERMINED	196.00	12,544.00T
Freight		Shipping Charge	150.00	150.00

<b>Subtotal</b>	\$26,644.00
<b>Sales Tax (7.5%)</b>	\$1,987.05
<b>Total</b>	\$28,631.05

Phone #	Fax #
941-722-5643	941-723-9223

11/29/2022

**Ship To:**

Long Lake Ranch  
 19037 Long Lake Ranch Blvd  
 Lutz FL 33558-5507  
 United States  
 (813) 758-4841

Location	Delivery Method	Sales Rep	Expires*
Tampa Showroom	White Glove, Red Carpet Delivery	Barbara Ann Estok	12/09/2022

Quantity	Item	Options	Each	Amount
18	42 inch Round Dining Table with Umbrella Hole	 Gloss Sterling	\$407.99	\$7,343.82
64	Sling Dining Chair	 Gloss Sterling	\$168.00	\$10,752.00
		 Dupioni Platinum		
45	Armless Sling Chaise Lounge	 Gloss Sterling	\$363.99	\$16,379.55
		 Dupioni Platinum		
3	36 inch Round Bar Table with Umbrella Hole	 Gloss Sterling	\$447.99	\$1,343.97

- This is a quote, and may require more information for actual sale.
- Quotes given during a sale expire at the end of the sale period. All other quotes expire 10 days from issue.
- Sales Tax is quoted on the fulfillment location. If the fulfillment location changes sales tax may change. The customer is liable for all Sales Tax on the final transaction.
- Price increases happen from time to time. If a manufacturer increases prices the quote is void.



QTAM2290

11/29/2022

Quantity	Item	Options	Each	Amount
9	Sling Bar Chair with Bolt Thru	 Gloss Sterling  Dupioni Platinum	\$304.00	\$2,736.00
15	9 ft. Commercial Octagon, Double Wind Vent	 Silver Shadow  Bliss Pebble	\$348.73	\$5,230.95
15	50lb Weighted Umbrella Base	 Gray	\$49.99	\$749.85

*Thank you for the opportunity to earn your business! Estimated Dates Subject to Change.*

<b>Subtotal</b>	\$44,536.14
<b>Tax (0%)</b>	\$0.00
<b>Shipping Cost</b>	\$2,449.49
<b>Total</b>	\$46,985.63

- This is a quote, and may require more information for actual sale.
- Quotes given during a sale expire at the end of the sale period. All other quotes expire 10 days from issue.
- Sales Tax is quoted on the fulfillment location. If the fulfillment location changes sales tax may change. The customer is liable for all Sales Tax on the final transaction.
- Price increases happen from time to time. If a manufacturer increases prices the quote is void.



# QTAM2290



#W5150BT

**Dining Chair Bolt-thru  
- Stackable**

23"W 27"D 33"H

Seat: 17"

Arm: 23"



**Dining: 28"H**

# WT3018A	30" Round Dining
# WT3618A	36" Round Dining
# WT4218AU	42" Round Dining
# WT4818AU	48" Round Dining
# WT3218SA	32" Square Dining
# WT3618SA	36" Square Dining
# WT4218SAU	42" Square Dining

**Balcony: 36"H & Bar: 42" H**

# WT3018-36A	30" Round Balcony
# WT3618-36A	36" Round Balcony
# WT4218-36AU	42" Round Balcony
# WT4818-36AU	48" Round Balcony
# WT3018BA	30" Round Bar
# WT3618BA	36" Round Bar
# WT4218BAU	42" Round Bar



#W7711SL

**Armless Chaise Lounge  
- Stackable**

28"W 80"D 42"H

Seat: 16"



#W1575

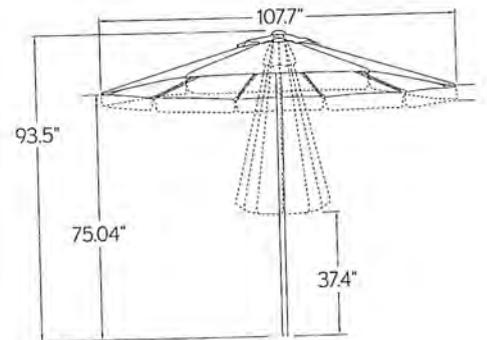
**Bar Chair**

23"W 31"D 49"H

Seat: 31"

Arm: 39"

Bolt Thru: #W1575BT



11/29/2022

**Ship To:**

Long Lake Ranch  
 19037 Long Lake Ranch Blvd  
 Lutz FL 33558-5507  
 United States  
 (813) 758-4841

Location	Delivery Method	Sales Rep	Expires*
Tampa Showroom	White Glove, Red Carpet Delivery	Barbara Ann Estok	12/09/2022

Quantity	Item	Options	Each	Amount
18	42 inch Round Dining Table with Umbrella Hole	 Greco	\$623.99	\$11,231.82
64	Sling Dining Arm Chair with Bolt Thru	 Greco	\$204.00	\$13,056.00
		 Fushion Maple		
45	Sling Chaise Lounge, straight legs	 Greco	\$475.99	\$21,419.55
		 Fushion Maple		
3	36 inch Round Bar Table with Umbrella Hole	 Greco	\$695.99	\$2,087.97

- This is a quote, and may require more information for actual sale.
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- Price increases happen from time to time. If a manufacturer increases prices the quote is void.



QTAM2291

11/29/2022

Quantity	Item	Options	Each	Amount
9	Sling Bar Chair with Bolt Thru	 Greco  Fushion Maple	\$304.00	\$2,736.00
15	9 ft. Commercial Octagon, Double Wind Vent	 Bronze  Bliss Sand	\$368.48	\$5,527.20
15	50lb Weighted Umbrella Base	 Bronze	\$49.99	\$749.85

*Thank you for the opportunity to earn your business! Estimated Dates Subject to Change.*

<b>Subtotal</b>	\$56,808.39
<b>Tax (0%)</b>	\$0.00
<b>Shipping Cost</b>	\$3,124.46
<b>Total</b>	\$59,932.85

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- Price increases happen from time to time. If a manufacturer increases prices the quote is void.



QTAM2291

# QTAM 2291



**Dining: 28"H**

- # KD3618AV 36" Round
- # KD4218AVU 42" Round
- # KD4718AVU 47" Round
- # KD4276-18AVU 42" x 76" Oval



**Balcony: 36"H & Bar: 42" H**

- # KD3618-36 36" Round Balcony
- # KD4218-36U 42" Round Balcony
- # KD4718-36U 47" Round Balcony
- # KD3618B 36" Round Bar
- # KD4218BU 42" Round Bar
- # KD4718BU 47" Round Bar
- # KD3004-36SAV 30" Square Balcony
- # KD3004BSAV 30" Square Bar

#W1550

**Dining Arm Chair - Stackable**

23"W 31"D 35"H

Seat: 17"

Arm: 25"

Bolt Thru: #W1550BT



#W1510STLBT

**Chaise Lounge with Straight Legs Bolt-thru**

28"W 80"D 42"H

Seat: 16"

Arm: 24"

#W1575

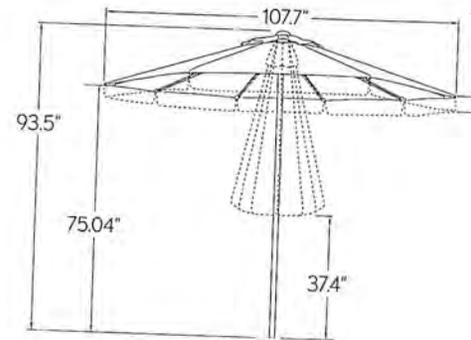
**Bar Chair**

23"W 31"D 49"H

Seat: 31"

Arm: 39"

Bolt Thru: #W1575BT



11/29/2022

**Ship To:**

Long Lake Ranch  
 19037 Long Lake Ranch Blvd  
 Lutz FL 33558-5507  
 United States  
 (813) 758-4841

Location	Delivery Method	Sales Rep	Expires*
Tampa Showroom	White Glove, Red Carpet Delivery	Barbara Ann Estok	12/09/2022

Quantity	Item	Options	Each	Amount
18	42 Inch Round Dining Table with Umbrella Hole	 Wood Grain Greco on Greco II	\$615.99	\$11,087.82
64	Sling Dining Arm Chair with Bolt Thru	  Greco      Interlock Linen	\$208.00	\$13,312.00
45	Sling Chaise Lounge, straight legs	  Greco      Interlock Linen	\$487.99	\$21,959.55

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QTAM2292

Quantity	Item	Options	Each	Amount
3	36 Inch Round Bar Table with Umbrella Hole	 Wood Grain Greco on Greco II	\$623.99	\$1,871.97
9	Sling Bar Chair with Bolt Thru	  Greco Interlock Linen	\$312.00	\$2,808.00
15	9 ft. Commercial Octagon, Double Wind Vent	  Bronze Canvas	\$368.48	\$5,527.20
15	50lb Weighted Umbrella Base	 Bronze	\$49.99	\$749.85

- This is a quote, and may require more information for actual sale.
- Quotes given during a sale expire at the end of the sale period. All other quotes expire 10 days from issue.
- Sales Tax is quoted on the fulfillment location. If the fulfillment location changes sales tax may change. The customer is liable for all Sales Tax on the final transaction.
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11/29/2022

*Thank you for the opportunity to earn your business! Estimated Dates Subject to Change.*

<b>Subtotal</b>	\$57,316.39
<b>Tax (0%)</b>	\$0.00
<b>Shipping Cost</b>	\$3,152.40
<b>Total</b>	\$60,468.79

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- Price increases happen from time to time. If a manufacturer increases prices the quote is void.



QTAM2292

**DINING**

**28" HEIGHT**

WT2828SWG	28" Square
WT3028WG	30" Square
WT3060-28WGU	30" X 60" Oval
WT3060-28SWG	30" X 60" Rectangular
KD3628WGU	36" Round
KD4028SWG	40" Square
KD4228WGU	42" Round
KD4828WGU	48" Round
KD3654-28WGU	36" X 54" Oval
KD3654-28SWG	36" X 54" Rectangular
KD4276-28WGU	42" X 76" Oval
KD4276-28SWG	42" X 76" Rectangular
KD4295-28SWG	42" X 95" Rectangular

#W1550  
**Dining Arm Chair - Stackable**  
 23"W 31"D 35"H  
 Seat: 17"  
 Arm: 25"  
 Bolt Thru: #W1550BT

**BALCONY Bar**

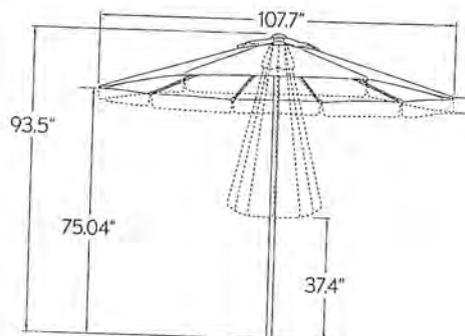
**42" HEIGHT**

WT2828-36SWG	28" Square
WT3028-36WG	30" Round
WT3060-36WGU	30" X 60" Oval
WT3060-36SWG	30" X 60" Rectangular
KD3628-36WGU	36" Round
KD4028-36SWG	40" Square
KD4228-36WGU	42" Round
KD4828-36WGU	48" Round
KD3654-36WGU	36" X 54" Oval
KD3654-36SWG	36" X 54" Rectangular
KD4276-36WGU	42" X 76" Oval
KD4276-36SWG	42" X 76" Rectangular

#W1575  
**Bar Chair**  
 23"W 31"D 49"H  
 Seat: 31"  
 Arm: 39"  
 Bolt Thru: #W1575BT



#W1510STLBT  
**Chaise Lounge with Straight Legs Bolt-thru**  
 28"W 80"D 42"H  
 Seat: 16"  
 Arm: 24"



**Patio Land USA, Inc.**  
**1913 E. Bearss Ave.**  
**Tampa, FL 33613**  
 (813) 632-8070  
 www.patiolandusa.com

# Estimate

Date	Estimate #
12/1/2022	11091

*"TAMPA'S LARGEST PATIO STORE....  
 AND NOT ON DALE MABRY"*

Name / Address
Long Lake Ranch Tish Dobson

Ship To
Long Lake Ranch Tish Dobson

Sales Person	Contact Phone	Contact Phone	Email			
LD	813-758-4841					
Qty	Stock Number	Description	Finish	Fabric	Unit Price	Total
45	W1510	Windward Ocean Breeze Sling Collection Chaise Lounge			713.06	32,087.70T
9	W1575	Windward Ocean Breeze Sling Collection Stationary Bar Stool w/Arms			468.45	4,216.05T
3	KD4218BAVU	Windward Avalon Collection 42" Rnd Bar Table			1,192.95	3,578.85T
64	W1550	Windward Ocean Breaze Sling Collection Dining Chair			303.62	19,431.68T
18	KD4218AVU	Windward Avalon Collection 42" Rnd Dining Table			1,095.00	19,710.00T
15	737	Galtech 9" Auto Tilt Umbrella Pole: Fabric:			545.31	8,179.65T
				<b>Subtotal</b>		

**Customer Signature**

**Patio Land USA, Inc.**  
**1913 E. Bearss Ave.**  
**Tampa, FL 33613**

(813) 632-8070  
 www.patiolandusa.com

*"TAMPA'S LARGEST PATIO STORE....  
 AND NOT ON DALE MABRY"*

# Estimate

Date	Estimate #
12/1/2022	11091

Name / Address
Long Lake Ranch Tish Dobson

Ship To
Long Lake Ranch Tish Dobson

Sales Person	Contact Phone	Contact Phone	Email			
LD	813-758-4841					
Qty	Stock Number	Description	Finish	Fabric	Unit Price	Total
15	FUB80BLK	US Weight 80# Free Standing Umbrella Base With Wheel Finish: Black			199.00	2,985.00T
1	Zone1	Delivery - Zone 1 Tampa Area  Client is Tax Exempt Certificate will need to be on file  Deposit will need to be made to order in Amount of \$45,193.97  Second Half will be due when order has arrived and scheduled for delivery \$45,193.96  Fabric and finish will be choosen at time of ordering			199.00	199.00
					<b>Sales Tax (0.0%)</b>	\$0.00
					<b>Total</b>	<b>\$90,387.93</b>

Minimum of 50% down is required on all orders. Due to the nature of special ordered merchandise all cancellations will be assessed a 30% restocking fee. Cancellations on stock merchandise will be assessed a 15% restocking fee. Any refunds due will be issued by check, no cash or credit card refunds allowed. In store credit for all stock exchanges only. Balances must be paid for all delivered items. Unless specified all balances will be run on credit card on file and/or C.O.D upon delivery. Until the Balance Due on this Sales Order is paid in full, Patio Land USA retains full ownership of the furniture and can reclaim if customer defaults on terms and agreement. We are not responsible and will not accept cancellations of special order merchandise due to manufacturer shipping delays.

**Customer Signature** \_\_\_\_\_

## Patio Land

Here is the finalized Estimate with all the information that you have requested.

I have images along with the choices of finished for the furniture, and the sling choices.

There is also a dove finish which I apologize that I do not have the finish for. It is a gray color very light.

Warranty – 10 years



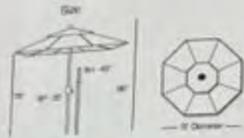












Finishes

- Antique Bronze (AB)
- Antique Pewter (AP)
- Black (BK)
- Gold Champagne (GC)
- Leather (LT)
- Nickel Champagne (NC)
- White (WH)

Size	SP	SK	Coating	Field Class	Application
W	Green	Gold	Clear	Auto	Residential



Phone: (877) 646-6320  
 Fax : (386) 437-6652

# Quote

PO Box 2390  
 Bunnell, FL 32110

A Furniture Leisure Web Store

Date	Quote No.
11/29/2022	PFS17668

Bill To
Long Lake Ranch CDD Tish Dobson Lutz, FL 33558

Ship To
Long Lake Ranch CDD Tish Dobson Lutz, FL 33558 USA

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
WT4203FU	42" Fiberglass Round Dining Table with white Top and umbrella hole. Round Tubing.	18	369.00	6,642.00T
W1750SLBT	Neptune Sling Dining Chair,, 1 1/4"O.D. Aluminum Frame, 23"W, SH 17",	64	168.00	10,752.00T
W0310SLNSBT	St. Maarten Sling Chaise Lounge with Powder Coated Aluminum Bolt-thru Frame, Nylon Skids, 15 lbs.	45	292.00	13,140.00T
KD3618BF	36" Round Bar Height Table, Fiberglass Top, NO Umb. Hole, Powder-coated Aluminum Frame, 42"H,	3	430.00	1,290.00T
W7775SL	Anna Maria Sling Bar Chair, 2" x 3/4" Arms, 24Wx 31Dx 49H, SH31", 29lbs. Frame Color: ; Sling Color:	9	299.00	2,691.00T

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Furniture Leisure, Inc. will be held harmless against all claims of liability resulting from receiving, installation and use of these products. All Shipments are scheduled ASAP "as soon as possible". All effort will be made to expedite, however the purchaser acknowledges no arrival dates are guaranteed. Customer agrees to pay reasonable collection costs allowed by law and/or attorneys fees incurred in connection with the collection of this transaction. The venue for any litigation with Furniture Leisure, Inc will be Flagler County, FL.

**Subtotal**

**Sales Tax (7.5%)**

**Order Total**

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

[sales@poolfurnituresupply.com](mailto:sales@poolfurnituresupply.com)

[www.poolfurnituresupply.com](http://www.poolfurnituresupply.com)



Phone: (877) 646-6320  
 Fax : (386) 437-6652

# Quote

PO Box 2390  
 Bunnell, FL 32110

A Furniture Leisure Web Store

Date	Quote No.
11/29/2022	PFS17668

Bill To
Long Lake Ranch CDD Tish Dobson Lutz, FL 33558

Ship To
Long Lake Ranch CDD Tish Dobson Lutz, FL 33558 USA

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
845FM	7.5 Foot Octagonal Fiberglass Ribbed Market Umbrella with 9oz. Marine Grade Fabric Canopy. Pulley Lift, Powder Coated Aluminum Pole. Pole Color: Canopy Color:	15	330.00	4,950.00T
50C	50 lb. Resin Coated Concrete-Filled Umbrella Base for Under Table Use. 16" Round Diameter. Accepts 1.5" Stems. Color:	15	65.00	975.00T
S&H	Shipping and Handling.Dedicated Trailer – Live Load If the receiver requires the order to be boxed, please advise ASAP and we will requote.  Property must have access for a 53' trailer and staff on site to unload at time of delivery. The driver must be able to enter and arrive at final destination smoothly and without incident		2,254.87	2,254.87

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**Subtotal**

**Sales Tax (7.5%)**

**Order Total**

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

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Phone: (877) 646-6320  
 Fax : (386) 437-6652

# Quote

PO Box 2390  
 Bunnell, FL 32110

A Furniture Leisure Web Store

Date	Quote No.
11/29/2022	PFS17668

Bill To
Long Lake Ranch CDD Tish Dobson Lutz, FL 33558

Ship To
Long Lake Ranch CDD Tish Dobson Lutz, FL 33558 USA

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
Estimated Lead T...	<p>Driver must be able to turn around or have another means of exit.            Property is aware that the driver is NOT responsible for any movement of the material, unless driver assist is requested. Even then to the end of the trailer only. LIVERY. PLEASE NOTE ANY DAMAGES to PRODUCT or PACKAGING on the B.O.L.</p> <p>SHIPPING PROVIDED IS AN ESTIMATION AND IS SUBJECT TO CHANGE            Estimated lead time is 15-20 weeks, not including transit.</p>		0.00	0.00T

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<b>Subtotal</b>	\$42,694.87
<b>Sales Tax (7.5%)</b>	\$3,033.00
<b>Order Total</b>	\$45,727.87

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

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Phone: (877) 646-6320  
 Fax : (386) 437-6652

# Quote

PO Box 2390  
 Bunnell, FL 32110

A Furniture Leisure Web Store

Date	Quote No.
11/29/2022	PFS17669

Bill To
Long Lake Ranch CDD Tish Dobson Lutz, FL 33558

Ship To
Long Lake Ranch CDD Tish Dobson Lutz, FL 33558 USA

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
WT4218AU	42" Round Acrylic Top Dining Table with umbrella hole., 1 1/2" x 3/4" Flat Tubing Frame. 30lbs. Frame Color:	18	447.00	8,046.00T
W1750SLBT	Neptune Sling Dining Chair,, 1 1/4"O.D. Aluminum Frame, 23"W, SH 17", Frame Color:	64	168.00	10,752.00T
W0310SLNSBT	St. Maarten Sling Chaise Lounge with Powder Coated Aluminum Bolt-thru Frame, Nylon Skids, 15 lbs. Frame Color:	45	292.00	13,140.00T
WT3618BAU	36" Round Acrylic Top Bar Height Table with Umbrella Hole, Powder-coated Aluminum Frame, 42"H. Frame Color:	3	497.00	1,491.00T

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**Subtotal**

**Sales Tax (7.5%)**

**Order Total**

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

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[www.poolfurnituresupply.com](http://www.poolfurnituresupply.com)



Phone: (877) 646-6320  
 Fax : (386) 437-6652

# Quote

PO Box 2390  
 Bunnell, FL 32110

A Furniture Leisure Web Store

Date	Quote No.
11/29/2022	PFS17669

<b>Bill To</b>
Long Lake Ranch CDD Tish Dobson Lutz, FL 33558

<b>Ship To</b>
Long Lake Ranch CDD Tish Dobson Lutz, FL 33558 USA

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
W7775SL	Anna Maria Sling Bar Chair, 2" x 3/4" Arms, 24Wx 31Dx 49H, SH31", 29lbs. Frame Color: Sling Color:	9	299.00	2,691.00T
845FM	7.5 Foot Octagonal Fiberglass Ribbed Market Umbrella with 9oz. Marine Grade Fabric Canopy. Pulley Lift, Powder Coated Aluminum Pole. Pole Color: Canopy Color:	15	330.00	4,950.00T
50C	50 lb. Resin Coated Concrete-Filled Umbrella Base for Under Table Use. 16" Round Diameter. Accepts 1.5" Stems. Color:	15	65.00	975.00T

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**Subtotal**

**Sales Tax (7.5%)**

**Order Total**

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

[sales@poolfurnituresupply.com](mailto:sales@poolfurnituresupply.com)

[www.poolfurnituresupply.com](http://www.poolfurnituresupply.com)



Phone: (877) 646-6320  
 Fax : (386) 437-6652

# Quote

PO Box 2390  
 Bunnell, FL 32110

A Furniture Leisure Web Store

Date	Quote No.
11/29/2022	PFS17669

<b>Bill To</b>
Long Lake Ranch CDD Tish Dobson Lutz, FL 33558

<b>Ship To</b>
Long Lake Ranch CDD Tish Dobson Lutz, FL 33558 USA

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
S&H	Shipping and Handling. Shipping is calculated at time of quotation and is subject to change at time of delivery. Additional charges may apply COMMERCIAL DELIVERY UNLESS STATED BELOW DOES NOT INCLUDE OFF LOADING FREIGHT. Additional charges for Lift Gate, Call Ahead & Inside Delivery will be added when requested. *PLEASE INSPECT ALL PRODUCTS IN THE PRESENCE OF THE DRIVER AT TIME OF DELIVERY. PLEASE NOTE ANY DAMAGES to PRODUCT or PACKAGING on the B.O.L.		2,254.87	2,254.87

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<b>Subtotal</b>	\$44,299.87
<b>Sales Tax (7.5%)</b>	\$3,153.38
<b>Order Total</b>	\$47,453.25

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

[sales@poolfurnituresupply.com](mailto:sales@poolfurnituresupply.com)

[www.poolfurnituresupply.com](http://www.poolfurnituresupply.com)

# Product Maintenance

## Care & Maintenance

### Preparing for Winter

The best thing that you can do for your furniture during extremely cold temperatures is put it in hibernation mode and store it indoors. If the furniture is stored outdoors, it's highly recommended the product is at least covered. If the product is stored in a place that is not climate controlled, be sure to drain all water from aluminum frames to avoid ice/freezing damage. This damage isn't covered.

### Powder Coated Aluminum Frames

Chlorinated water and saltwater can both be wearing on your furniture. Use a mixture of mild detergent and water to gently wash your frame of any dirt, salt or chemicals. Avoid using harsh chemicals or abrasive brushes. We recommend using your preferred car wax on frames at least once a year to protect and maintain the original luster.

### Swivel Rockers & Gliders

To increase the longevity of your action piece lubricate it with lithium grease or petroleum jelly every 6 months or as needed.

### Vinyl Straps

For vinyl straps, use a mixture of water and a mild detergent. It is best to avoid using harsh chemicals or abrasive brushes.

### Umbrellas

Only use mild detergent, soap and warm water. Do not use harsh, discordant or abrasive chemicals or cleaners. Do not use bleach. Do not use wax. Read below for fabric cleaning instructions.

### Aluminum Tops

Wash aluminum tops using a mixture of mild detergent and water.

### Glass Tops

Use soap and water, or your favorite glass cleaner, wash with a soft sponge or cloth.

### Acrylic Tops

Clean acrylic tops using soap and water only.

### Fiberglass Tops

Maintain the look of your fiberglass top by washing it with a mixture of mild detergent and water. Avoid using harsh chemicals or abrasive brushes. Periodic waxing with fiberglass polish is recommended.

### Nylon Guides

Nylon glides are used to protect your furniture and to protect the floor it is placed on. Glides are not warranted, but can be easily replaced.

### Marine Grade Polymer

Clean everyday dirt and stains with a cleaner, such as Soft Scrub and a dish sponge. Tough stains on MGP can be soaked in bleach.

### Wicker

Clean wicker weave using a mixture of water and mild detergent with a soft sponge or cloth. Rinse clean.



# Product Warranty

## Residential & Commercial Warranty

Windward Design Group® offers the following consumer residential and commercial limited warranties, to the original purchaser, with proof of purchase. The residential warranty is not valid for product used in a commercial application. All warranties are valid from the date of purchase, to the original purchaser only. Proof of purchase (original sales receipt with purchase date) is required and photos may also be required to file a warranty claim. Transfer of ownership will void all warranties.

### Aluminum Frames

Extruded aluminum frames are warranted against defects in material and workmanship for 10 YEARS RESIDENTIAL/5 YEARS COMMERCIAL. If your frame fails structurally during normal use, Windward Design Group® will repair or replace (at the manufacturer's discretion) the frame with the same product, at no cost. If the product or frame finish has been discontinued, a similar item will be used. This includes labor/shipping during the first twelve (12) months. Note: Glide replacement is a necessary function in maintaining the furniture and should be accomplished on an annual basis, or more frequently, depending on the level of usage. Replacement glides are available for purchase from Windward. Note that many of our sling dining chairs require additional bracing (i.e. bolt thru) to be warranted for commercial use. Please refer to the catalog and price list for more information on which collections this applies to.

### Marine Grade & Recycled Polymer

Marine grade polymer furniture frames, components and tabletops are warranted for 10 YEARS RETAIL/5 YEARS COMMERCIAL against material defects, workmanship, discoloration and cracking. Scratches, dents and gouges are not covered under this warranty.

### Fire Products

All fire pit hardware is warranted for 1 YEAR RESIDENTIAL/1 YEAR COMMERCIAL against manufacturing defects. The hardware includes: the burner, bowl, gas valves, hoses, wires and the igniter. See the warranty information included with each fire pit bowl for full warranty information. Some surface rust may appear on the hardware during normal use. This is not warranted.

### Vinyl Straps

Windward Design Group® warrants vinyl straps against breakage, rivet failure and abnormal discoloration for 2 YEARS (RESIDENTIAL and COMMERCIAL). Not covered is damage resulting from suntan lotions, bleach, solvents, strong chemicals, reclaimed water, or the natural fading and normal wear and tear. In the event of breakage, or abnormal discoloration, replacement straps will be provided.

### Powder-Coated Frame Finishes

The powder coated frame finishes on all Windward® furniture frames and table bases are warranted against cracking, peeling, or blistering for 7 YEARS RETAIL/3 YEARS COMMERCIAL, except for the collections listed under 'Wicker Collections'. The Wicker collections are warranted against cracking, peeling, or blistering for a period of 3 YEARS RETAIL/1 YEAR COMMERCIAL. Not covered is damage caused by using pressure washers, abrasive cleaners, bleach, reclaimed water, or other harmful chemicals. Natural fading and wear and tear from normal usage is expected and is not covered in this warranty. Minor variations in color and texture of finishes are not covered under this warranty.

## Slings, Padded Slings, Cushions, Umbrellas, & Pillows

Slings, padded slings, cushions, Oxford woven foam fill, umbrellas (covers and frames) and pillows are warranted for 1 YEAR RETAIL/1 YEAR COMMERCIAL from date of original purchase against manufacturing defects. This includes the fabric/sewing integrity and cushion/pad fill. Fabric fading, stretching and cushion fill collapsing resulting from normal usage are not covered by this warranty. Umbrella cord breakage on crank umbrellas is not covered.

### Tabletops

All tabletops, except glass, are warranted for 1 YEAR RETAIL/1 YEAR COMMERCIAL against warping and manufacturing defects. Full marine grade and recycled polymer tabletop warranties can be found in Marine Grade and Recycled Polymer section of this warranty. See Powder Coated Frame Finishes section for aluminum top finish warranty. Glass tabletops are not warranted. Scratching & chipping are considered normal wear & tear and not covered under this warranty.

### What is Not Covered

- Transfer of ownership voids all warranties.
- Scratching, chipping or grout pitting that normally occurs in grouted surfaces. Moisture can be absorbed into some stone and grout, which can then freeze and cause the stone to crack. This is not covered by the warranty.
- The glass wind guard used on fire pits.
- Breakage, chipping, scratching of Punched Aluminum, Fiberglass, Glass, Acrylic and Faux Stone table tops.
- Failure caused by fire, freight damage or acts of nature (such as, not limited to, freezing, high winds or animal defecation).
- Damage caused by suntan oil, bleach or any other abrasive cleaners or chemicals.
- See care & maintenance for appropriate cleaning.
- Unreasonable or abusive usage.
- Scratched or chipped paint due to abuse (touch-up paint is available).
- Minor variations in color and texture of frame finishes.
- Normal wear and tear.
- Mildew or fading of fabric, frame finish or vinyl straps.
- Repairs made by any party other than authorized Windward personnel.
- Furniture glides and end caps. Glide replacement is a necessary function in maintaining furniture. Replacement glides are available for purchase.
- Umbrella bases
- Moving components (i.e.: fiberglass spring plates, glider arms, wicker recliner mechanisms, wheels, piston mechanism & components).
- Any shipping costs & labor regarding warranty claims after one (1) year.



**Furniture Leisure**  
Commercial Site Furnishings  
1-800-213-2401 | Sales@FurnitureLeisure.com

# FURNITURE LEISURE INC

1.800.213.2401 | SALES@FURNITURELEISURE.COM

FurnitureLeisure.com  
PicnicFurniture.com  
ParkTables.com

PoolFurnitureSupply.com  
PicnicTableSupplier.com  
UBrace.com

## TERMS & CONDITIONS

### UMBRELLA FRAME AND FABRIC WARRANTY

#### 7 YEAR WARRANTY

Furniture Leisure uses Marine Grade 9 ounce solution-dyed acrylic fabric from several mills, including Sunbrella, Outdura, and Recasens. All Marine Grade acrylic fabrics we use carry a minimum warranty of 7 years against fading. All Furniture Grade fabrics we use carry a minimum warranty of 5 years against fading. This warranty does not cover damage to the fabric related to extreme weather, abuse, or misuse by our customers. This warranty does not cover improper cleaning techniques or chemicals used in cleaning the umbrellas, and does not cover damage caused by the storage method or location used by our clients.

Replacement fabric canopy is covered for the time remaining in the original warranty and does not activate a new 7 or 5 year warranty.

#### 3 YEAR WARRANTY

OUR 3 YEAR WARRANTY COVERS THE FRAME STRUCTURE FOR THE FOLLOWING: ECLIPSE SERIES, NOVA SERIES, MONACO SERIES, GREENWICH SERIES, MONTEREY COLLECTION, and CATALINA COLLECTION. This warranty includes manufacturer defects to the notch, runner, center pole and skeleton structure. It does not cover damage to the umbrellas related to extreme weather, abuse, or misuse by our customers. If warrantable damage occurs, Furniture Leisure will replace or repair any item in this category at its own discretion.

#### 2 YEAR WARRANTY

OUR 2 YEAR WARRANTY COVERS THE CRANK AND AUTO TILT MECHANISMS IN THE MONTEREY COLLECTION AND THE CRANK MECHANISM IN THE CATALINA COLLECTION.

This covers manufacturer defects of crank handles, crank axles, auto tilts, and paracord. It does not cover damage to the umbrellas related to extreme weather, abuse, or misuse by our customers. If warrantable damage occurs, Furniture Leisure will replace or repair any item in this category at its own discretion. The frame structure of our Aurora Series is covered by a 2 year warranty. This warranty does not cover damage to the umbrellas related to extreme weather, abuse, or misuse by our customers. If warrantable damage occurs, Furniture Leisure will refinish, replace or repair any item in this category at its own discretion.

#### 1 YEAR WARRANTY

OUR 1 YEAR WARRANTY COVERS ALL POWDER COAT FINISHES (CHIPPING, PEELING, FLAKING, BUBBLING, FADING) OF ALUMINUM POLES (1) YEAR FROM THE DATE OF PURCHASE OF THE FOLLOWING:

Aurora Series, Eclipse Series, Nova Series, Monaco Series, Greenwich Series, Monterey Collection, and Catalina Collection. The frame structure of the Laurel Collection is covered by a 1 year warranty. This warranty does not cover damage to the umbrellas related to extreme weather (including rust), abuse, or misuse by our customers. If warrantable damage occurs, Furniture Leisure will send parts, replace or repair any item in this category at its own discretion.

#### RUST

RUST IS A NATURAL PART OF THE AGING PROCESS OF ALL STEEL OR IRON BASED MATERIALS AND IS THEREFORE NOT CONSIDERED A DEFECT. STEEL BASES AND MOUNTS ARE DESIGNED TO REQUIRE MINIMUM MAINTENANCE. THEY SHOULD BE KEPT CLEAN.



## CARE & MAINTENANCE

### UMBRELLA BASE CARE

Do not let dirt build up on the bases. Cleaning with mild soap and water, and seasonal touch-up of any scratches, chips or occasional rust seepage from crevices or hidden, unfinished surfaces inherent in some designs is all that is required. Never leave bases standing in water. To keep your bases looking their best, you may wish to store them when not in use for an extended period of time.

### GENERAL CARE

Proper care and maintenance is required to extend the life of all Furniture Leisure's products. When opening an umbrella, separate each rib at least 4-6 inches from the center pole before attempting to open the umbrella. Do not attempt to force the umbrella open if it does not open properly. Exercise caution during extreme wind and weather conditions and close the umbrellas in winds exceeding 25MPH. Furniture Leisure Umbrellas highly recommends that no umbrella, regardless of size or weight, ever be left unattended in the open position. Please ensure that all Furniture Leisure umbrellas are properly weighted down in an appropriate umbrella base or mount before putting into use. Please contact Furniture Leisure Umbrellas for assistance in choosing the proper weight and size of the appropriate base. In windy conditions, it is further recommended that umbrellas be closed, removed from their base, and stored or laid horizontally. This will reduce the risk of damage to your umbrella, furniture and other belongings on the property. Furniture Leisure's catalog contains some minimum recommendations for necessary weight; but this can vary, depending on the conditions in your particular area.



## Sling Fabric Options

Colors shown may vary by monitor.

Contact us online or speak to us at 1-877-646-6320 to request a color sample.



# Canopy Color Options

Colors shown may vary due to display calibration.  
 Please contact our office at 1-800-213-2401 to request a color sample.



# EXHIBIT 11

Great Britain Tile, Inc.  
 9533 Land O Lakes Blvd.  
 Land O Lakes, FL 34638  
 (813) 235-9775



QUOTE

QUOTE: 47515 Josh Hogan  
 PAGE: 1  
 DATE: 12/29/2022  
 LOC: Great Britain Tile-LOL

**JOB NUMBER:** Long Lake Activity Rm - LVP

**B** DPF Management and Consulting  
**I** 250 International Pkwy  
**L** #208  
**L** Lake Mary, FL 32746  
**T** (813) 758-4841  
**O**

**S** Long Lake Ranch Activity Room  
**H** 19037 Long Lake Ranch Blvd  
**I** Lutz, FL 33558  
**P** (813) 758-4841  
**T**  
**O**

Customer	Salesperson	Customer P. O.	Ship Via	Date Wanted	F.O.B.	Order	
8137584841	5		Pick Up	12/29/2022 E	Door To Door	47515	
Order	B/O	Ship	U/M	Item Number /Description	Unit Price	U/M	Total Price

\*\*(( LABOR - ACTIVITY ROOM LVP FLOORING REMODEL ))\*\*

639.00	SF	LABOR-RipUpGCpt Glue Down Carpet Rip-up Pieces: 0 <i>Rip up existing glue down carpet flooring &amp; vinyl wall base at the Activity Room &amp; Office. Includes labor &amp; disposal.</i>	\$1.00	SF	\$639.00
639.00	SF	LABOR-VinylPlan Install Vinyl Plank Pieces: 0 <i>Install Luxury vinyl plank flooring laid in a Staggered Wood pattern at the Activity Room &amp; Office area floors. Includes labor, setting materials, and grout.</i>	\$2.75	SF	\$1,757.25
89.00	LF	LABOR-VINYLBASE Install Vinyl Base, Vinyl Pieces: 0 <i>Install 4" vinyl wall base around walls in the Activity Room &amp; Office.</i>	\$1.75	LF	\$155.75

\*\*(( MATERIALS ))\*\*

709.84	SF	VE433-05052 * 7x48 FLOORTE POLARIS VINYL PLK, FRESH PINE 05052 Pieces: 38	\$3.25	SF	\$2,306.98
2.00	PC	VE433-05052BTH * 94" POLARIS PLUS BABY THRESHOL, FRESH PINE 05052 Pieces: 2	\$48.85	PC	\$97.70
120.00	LF	MATL-ROPPE 4" ROPPE VINYL WALL BASE 120LF/roll.	\$1.89	LF	\$226.80

Great Britain Tile, Inc.  
 9533 Land O Lakes Blvd.  
 Land O Lakes, FL 34638  
 (813) 235-9775



<b>QUOTE</b>
--------------

**QUOTE:** 47515      Josh Hogan  
**PAGE:** 2  
**DATE:** 12/29/2022  
**LOC:** Great Britain Tile-LOL

**JOB NUMBER:** Long Lake Activity Rm - LVP

**B** DPG Management and Consulting  
**I** 250 International Pkwy  
**L** #208  
**L** Lake Mary, FL 32746  
**T** (813) 758-4841  
**O**

**S** Long Lake Ranch Activity Room  
**H** 19037 Long Lake Ranch Blvd  
**I** Lutz, FL 33558  
**P** (813) 758-4841  
**T**  
**O**

Customer	Salesperson	Customer P. O.		Ship Via	Date Wanted	F.O.B.	Order	
8137584841	5			Pick Up	12/29/2022 E	Door To Door	47515	
Order	B/O	Ship	U/M	Item Number /Description		Unit Price	U/M	Total Price

**Order Sub-Total:** \$5,183.48  
**Tax:** (%7.000) Pasco County Sales Tax \$184.20  
**Quote Amount:** \$5,367.68  
**\* = ITEMS IN WEIGHT TOTAL**  
**TOTAL WEIGHT:** 1,142.00 LBS

Thank you for shopping Great Britain Tile, Inc.

\*\*\* QUOTE EXPIRES: 12/29/2022 \*\*\*

Great Britain Tile, Inc.  
 9533 Land O Lakes Blvd.  
 Land O Lakes, FL 34638  
 (813) 235-9775



QUOTE

QUOTE: 47514 Josh Hogan  
 PAGE: 1  
 DATE: 12/29/2022  
 LOC: Great Britain Tile-LOL

**JOB NUMBER:** Long Lake Activity Rm - Tile

**B** DPGF Management and Consulting  
**I** 250 International Pkwy  
**L** #208  
**L** Lake Mary, FL 32746  
**T** (813) 758-4841  
**O**

**S** Long Lake Ranch Activity Room  
**H** 19037 Long Lake Ranch Blvd  
**I** Lutz, FL 33558  
**P** (813) 758-4841  
**T**  
**O**

Customer	Salesperson	Customer P. O.	Ship Via	Date Wanted	F.O.B.	Order	
8137584841	5		Pick Up	12/29/2022 E	Door To Door	47514	
Order	B/O	Ship	U/M	Item Number /Description	Unit Price	U/M	Total Price

\*\*(( LABOR - ACTIVITY ROOM TILE FLOORING REMODEL ))\*\*

639.00		SF	LABOR-RipUpGCpt Glue Down Carpet Rip-up Pieces: 0 <i>Rip up existing glue down carpet flooring &amp; vinyl wall base at the Activity Room &amp; Office. Includes labor &amp; disposal.</i>		\$1.00	SF	\$639.00
639.00		SF	LABOR-FLg LARGE TILE INSTALLATION Pieces: 0 <i>Install 10x35 porcelain floor tile laid in a 70/30 Staggered pattern with 1/8" nominal grout joints at the Activity Room &amp; Office area floors. Includes labor, setting materials, and grout.</i>		\$5.00	SF	\$3,195.00
89.00		LF	LABOR-VINYLBASE Install Vinyl Base, Vinyl Pieces: 0 <i>Install 4" vinyl wall base around walls in the Activity Room &amp; Office.</i>		\$1.75	LF	\$155.75

\*\*(( MATERIALS ))\*\*

710.84		SF	NAUTIL-GRIS1035 NAUTILUS 10 X 35, GRIS Pieces: 52		\$3.99	SF	\$2,836.25
120.00		LF	MATL-ROPPE 4" ROPPE VINYL WALL BASE 120LF/roll.		\$1.89	LF	\$226.80

<b>Order Sub-Total:</b>	\$7,052.80
<b>Tax:</b> (%7.000) Pasco County Sales Tax	\$214.41
<b>Quote Amount:</b>	\$7,267.21

Thank you for shopping Great Britain Tile, Inc.

# EXHIBIT 12



BUSINESS  
ENERGY REPORT

#  
2022

LONG LAKE RANCH COMM DEV DIS



*BUILDING A SMARTER ENERGY FUTURE*®



**Company:** LONG LAKE RANCH COMM DEV DIS

**Customer Contact:** Tish Dobson  
tdobson@dpfgmc.com

**Account Number:** 910089421482 (222519)

**DISCLAIMER:**

This report is the sole property of Duke Energy and the referenced Duke Energy customer. All non-public information in this report is confidential and will not be distributed to any other sources without the written consent of the customer. Duke Energy is not liable for acts or omissions of any person or company that implements or attempts to implement those conservation measures recommended by Duke Energy in this report. This report is intended for information purposes and is not an offer to sell any products from a specific contractor or manufacturer. The estimates and projections in this report are based on engineering approximations. Actual energy savings, incentive amounts, and payback periods may differ from these estimates due to a number of factors, including but not limited to variations in weather patterns, changes to the customer's facility, specifications of new equipment installed by the customer and cost of equipment, etc. Duke Energy does not provide any guarantee of exact annual energy savings. Guarantee of incentive amounts will be provided only upon approval of a rebate application by Duke Energy, pursuant to the participation standards approved by the Florida Public Service Commission.



# TERMS AND DEFINITIONS ON YOUR BILL

## Billing Units and Calculations

- **Watt** – unit of real power  
(Ampere x Volt) = Power Watt
- **Kilowatt (KW)** – rate of energy usage at any point in time (1,000 Watts)
- **Kilowatt-Hour (KWH)** – amount of energy used during a specific time interval (1,000 Watt-Hours)
- **Constant Applied (Multiplier)** – used to calculate actual usage for meters that register only a portion of KW or KWH used
- **Load Factor** – the ratio of the average electrical load divided by peak load during a designated period of time  
 $\{Total\ Energy\ KWH / (Billing\ Period\ Hrs \times Maximum\ Demand\ KW)\} \times 100\% = Load\ Factor\ \%$

## Billing Adjustments\*

- The charges highlighted below are not specifically shown on your bill, but are included in the Energy Charge (KWH) or Demand Charge (KW) as applicable:
  - **Energy Conservation Cost Recovery (ECCR)** – cost of energy conservation programs
  - **Capacity Cost Recovery (CCR)** – cost of purchasing electricity from sources other than Duke Energy Florida
  - **Environmental Cost Recovery Clause (ECRC)** – cost of new environmental programs

*\*These factors are reviewed annually by the Florida Public Service Commission and adjusted to reflect any changes in the annual costs incurred.*

## Equipment Rental

- Equipment rental is a monthly charge that covers Duke Energy-owned and operated equipment on the load side of the primary meter
- Charge may change with the installation or removal of equipment, but only with customer contact and authorization
- Charge can include outdoor lighting rental, primary metering components, etc.

## Common Commercial Rate Schedules\*

- **General Service, Non-Demand (GS-1)** – measures KWH only
- **General Service, Demand (GSD-1)** – measures both KW and KWH
- **General Service, Non-Demand, Time-of-Use (GST-1)** – measures KWH only and varies electricity charges depending on time of day and month of the year (see Time-of-Use Schedule below)
- **General Service, Demand, Time-of-Use (GSDT-1)** – measures KW and KWH and varies electricity charges depending on time of day and month of the year (see Time-of-Use Schedule below)
- **General Service Load Management (GSLM-2)** – customers receive a monthly bill credit for operating their backup generator at the request of Duke Energy during times of power grid peak load
- **Lighting Service (LS-1)** – rate schedule for customer use of Duke Energy outdoor lighting equipment (charges vary depending on type of service and type of light fixture)

*\*The customer may request a rate compare service from Duke Energy at any time to determine if the customer is on the most advantages rate based on the facility energy usage over the previous 12 months.*

## Time-of-Use (TOU) Schedule

- Rate schedule that compensates customers for using energy during off-peak hours by reducing electricity charges during off-peak hours
- All hours outside the time periods listed below (including weekends and select holidays) are considered off peak:

Time-of-Use Rate Summary:	
<b>Summer Season:</b> Season Date Range: April 1-Oct. 31	<ul style="list-style-type: none"> <li>■ On Peak (12-9 p.m.), Monday to Friday</li> <li>■ Off Peak – All other times (incl. weekends and holidays)</li> </ul>
<b>Winter Season:</b> Season Date Range: Nov. 1-March 31	<ul style="list-style-type: none"> <li>■ On Peak (6-10 a.m. &amp; 6-10 p.m.), Monday to Friday</li> <li>■ Off Peak – All other times (incl. weekends and holidays)</li> </ul>



### General Notes

- Year of Construction: 2015
- Square Footage: 3,000
- Occupancy/Building Type: Community Center
- Hours of Operation: 24/7

### Building Components/Systems

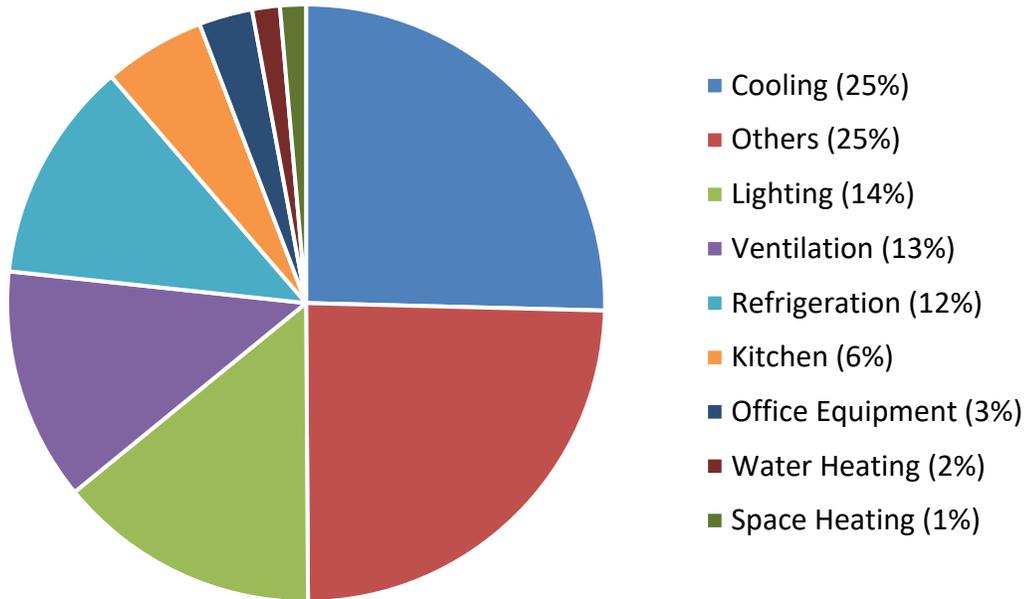
- HVAC: Split System
- Lighting: Fluorescent
- Windows: Single Pane
- Roof: Flat Roof



## WHERE DO ENERGY COSTS GO IN BUILDINGS LIKE MINE?

Where do energy costs go in a building similar to mine?

Annual Electric Usage





## NO-COST OR LOW-COST RECOMMENDATIONS

What are some general no-cost or low-cost recommendations to reduce energy costs?

### Building Envelope

- Keep all doors closed where applicable. Install air curtains if doors must remain open to the exterior.

### Lighting

- Clean lamps and fixtures on a regular basis to allow the most illumination possible for each light fixture.

### HVAC

- Verify thermostat accuracy and calibrate or replace if necessary.
- Locate thermostats away from outside walls, drafts or direct sunlight.
- Check air conditioning unit filters on a regular basis and clean/replace as needed.
- Install lock boxes on thermostats to prevent tampering and ensure consistent temperature control.

### Office Equipment

- Turn off computer equipment and copy machines during unoccupied hours. This will not only reduce plug load energy use but can also reduce air conditioning energy use by eliminating heat load in the facility.

### Water Heating and Conservation

- Adjust water heater thermostat to the lowest setting possible that will still meet business operational needs.
- Add timer controls to water heating systems with large storage tanks that will adjust the temperature during hours when the facility is not in operation.
- Add insulation around the water storage tank and piping.
- Consider installing aerators on faucets that will conserve water.

### Pool/Spa

- Install a variable speed drive pump motor.
- Replace your pool/spa lights with LEDs.

### Refrigeration

- Repair doors that do not close completely.
- Inspect/repair worn down door gaskets that create an improper seal.



### Lighting

■ Upgrade your lighting with LEDs

Conventional lightbulbs and lighting systems are extremely inefficient, have a short life and must be replaced frequently. LEDs use up to 90% less energy than traditional bulbs and can last much longer. Do not forget about exit signs. Replacing them with newer LED versions also can save a significant amount of energy and money.

X s j u d g l q j # d j k w l q j # v | v w h p v # w c # d # p r u h # h i l f l n g w # h f k q r a r j | # z l a q r w # r q o | # g h f u h d v h # h q h u j | # f r q v x p s w l r q # e | # p h d q v # r i # z d w d j h # u n g x f w l r q / # w # f d q # d o r r # p s u r y h # f r a r u # u h g g h u l q j / # d j k w # h y h o v / # u n g x f h # p d l q w h q d q f h # f r v w / # d l q g # u n g x f h # f r r o d q j # a r d g # r q # K Y D F # h t x l s p h q w # # Q h z # o p s # w h f k q r a r j l h v # d o r z # r u # h t x l y d d n g w # x p h q # x w s x w # d l q g # F U I # d w # l j q l i l f d q w o | a r z h u # z d w d j h v 1 # # W k l v # u h w r i l w # f d q # s r w h q w d o | # v d y h # k s # w c # 3 ( # r q # d j k w l q j # h q h u j | # f r v w / # g h s h g g l q j # r q # w k h # w | s h # r i # v s d f h # d l q g # q h z # d j k w l q j # h f k q r a r j | # l q v d o n g 1 # # I r u # v r p h # u h w r i l w # s u r m f w / # w # p d | # e h # s r v l e d n # w c # u n g x f h # w k h # q x p e h u # r i # o p s v # l q # n d f k # l { w u h / # w k h u h i r u h # g h f u h d v l q j # h q h u j | # f r q v x p s w l r q # v l j q l i l f d q w o | # p r u h # w k d q # v l p s o | # d l # r q h o r o r q h # o p s # u h s o f h p h q w # # L i # l q v d o d q j # q h z # i l { w u h v # z l w k # i h z h u # o p s v # l v # w k h # g h v l u h g # s w l r q / # d # s k r w r p h w l f # w w g | # w k r x g # e h # f r p s c h w n g # w r # y h u l i | # w k d w # s r v w # u h w r i l w # d j k w # h y h o v # d u h # d g h t x d w h # d l q g # p h h w # p l q l p x p # H V # o x p l q d w l r q # w d q g d u g v i #

Clubhouse lighting estimated to be used 1 hour per day. Upgrading to LED bulbs and fixtures would save about \$50 per year.



### Pool/Spa

■ Install variable speed drive pump motor

You can save up to 80% of your pool pump energy costs just by upgrading your pool pump . Installing VSD on your pool/spa pump will allow pump to operate at lower speeds while maintaining a required water turnover rate.

■ Replace your pool/spa lights with LED

Conventional lightbulbs and lighting systems are extremely inefficient, have a short life and must be replaced frequently. LEDs use up to 90% less energy than traditional bulbs and can last much longer.



## INCENTIVE PROGRAM INFORMATION

Duke Energy has incentive programs for a variety of energy efficiency measures. Below is a link to some of these low-cost, energy-saving inspections and services that are available for new construction and retrofits:

<https://www.duke-energy.com/business/savings>

### Available Incentives

- Ceiling Insulation: [duke-energy.com// /media/pdfs/for-your-business/def-ceiling-insulation-sheet.pdf](https://www.duke-energy.com// /media/pdfs/for-your-business/def-ceiling-insulation-sheet.pdf)
- Wall Insulation: [duke-energy.com/ /media/pdfs/for-your-business/def-ss-wall-insulation-upgrade-brochure.pdf](https://www.duke-energy.com/ /media/pdfs/for-your-business/def-ss-wall-insulation-upgrade-brochure.pdf)
- HVAC Chiller: [duke-energy.com// /media/pdfs/for-your-business/def-hvac-chiller.pdf](https://www.duke-energy.com// /media/pdfs/for-your-business/def-hvac-chiller.pdf)
- Large Unitary AC/HP: [duke-energy.com// /media/pdfs/for-your-business/def-unitary-ac-units.pdf](https://www.duke-energy.com// /media/pdfs/for-your-business/def-unitary-ac-units.pdf)
- PTAC/PTHP: [duke-energy.com// /media/pdfs/for-your-business/def-pthp-ptac.pdf](https://www.duke-energy.com// /media/pdfs/for-your-business/def-pthp-ptac.pdf)
- Small Heat Pumps: [duke-energy.com// /media/pdfs/for-your-business/def-small-heat-pump.pdf](https://www.duke-energy.com// /media/pdfs/for-your-business/def-small-heat-pump.pdf)
- Demand Control Ventilation: [duke-energy.com// /media/pdfs/for-your-business/def-demand-control-ventilation-sheet.pdf](https://www.duke-energy.com// /media/pdfs/for-your-business/def-demand-control-ventilation-sheet.pdf)
- Duct Check Program: [duke-energy.com/ /media/pdfs/for-your-business/def-duct-check-sheet.pdf](https://www.duke-energy.com/ /media/pdfs/for-your-business/def-duct-check-sheet.pdf)
- Energy Recovery: [duke-energy.com// /media/pdfs/for-your-business/def-high-efficiency-erv-sheet.pdf](https://www.duke-energy.com// /media/pdfs/for-your-business/def-high-efficiency-erv-sheet.pdf)

### General Incentive Program Requirements

- Copy of equipment specifications to verify program compliance
- Copy of invoice stating total project cost
- W-9 tax form reflecting the Duke Energy account name for the facility
- Inspection of installed equipment/material may be required
- All documentation must be filed with Duke Energy within 6 months after the project completion date, or Certificate of Occupancy date for new construction projects
- All installations or maintenance services must be completed by a contractor licensed in the field of service analogous to the project type

### Incentive Application Process

1. After a project has been completed, the customer should contact their Duke Energy Business Assessor to review the rebate process and requirements for the project being considered for rebate application.
2. Customer emails required documents i.e. specifications, invoices, recommissioning forms, etc., to the Duke Energy Business Assessor for review.
3. The Duke Energy Business Assessor will review and approve the submitted documents, complete the required calculations and rebate forms, and submit the rebate application documents for processing.
4. Customer may choose to receive the rebate as a bill credit or a check. If the customer requests a check, a W-9 tax form must be provided.
5. Duke Energy inspector will contact the customer to schedule an inspection (if required).
6. Customer will typically receive the rebate check or bill credit within 60 days after the rebate application is approved/submitted for processing by the Duke Energy Business Assessor.

*Custom Incentive application requirements and process will differ from information listed above. Contact your Duke Energy Business Assessor for details.*



### Energy Resource Center

Here is a link to your account on our website to review billing and look at conservation tips and much more.

[duke-energy.com/business/my-account](https://duke-energy.com/business/my-account)

Please access your account and review our website energy-saving tips available to you 24 hours a day.

### Duke Energy Outage/Streetlight Information

The link below maps current Power Outage information. This information is updated every 15 minutes.

[duke-energy.com/outages/current-outages-florida](https://duke-energy.com/outages/current-outages-florida)

Power outages can be reported either by phone or online:

- Outage Reporting Line: **800.228.8485**
- Outage Reporting on the web: [ols.duke-energy.com/037/ExtOutageReporting/ExtOutageReportingServlet](https://ols.duke-energy.com/037/ExtOutageReporting/ExtOutageReportingServlet)
- Streetlight/Area Light Repair: [duke-energy.com/customer-service/request-light-repair-florida/map-fl](https://duke-energy.com/customer-service/request-light-repair-florida/map-fl)
- Need help choosing the right outdoor light? [duke-energy.com/business/products/outdoor-lighting?region=florida&type=fixtures&style=decorative%20roadway](https://duke-energy.com/business/products/outdoor-lighting?region=florida&type=fixtures&style=decorative%20roadway)

If you have any questions, please contact us at **877.426.0009** (available 8am-4pm M-F) or email us at [FL.BEC@duke-energy.com](mailto:FL.BEC@duke-energy.com).

# EXHIBIT 13

### **Cell Tower Locations:**

1. First would be across from the mailboxes by the clubhouse would be an ideal location.
  2. Second would be on Sun Lake Blvd. heading north from waterside right by the Long Lake Ranch sign.
  3. Third right on Sun Lake Blvd. by the lake behind the townhomes.
- \*Primrose, down by the mailboxes was too far from the pin that Verizon identified.

# EXHIBIT 14

**Long Lake Ranch  
Community Signage**

Type	Quantity
No Trespassing No Fishing No Watercraft	2
Fishing is for the Birds Water Activities Prohibited	10
Conservation Area Do Not Enter	4
Access By Service Vehicles Only	1
Lake Trail Hours Are Dawn to Dusk	3
No Trespassing	3
Caution Alligators and Snakes May Be Present	5
Fishing Allowed Between Signs Only	2
Private Property: No Hunting, Fishing, Trespassing	1

Size	Material	Price	Bulk Savings 5+
7 x 10	Aluminum	\$13.22	\$11.20/sign
10 x 14	Aluminum	\$21.88	\$16.97/sign
12 x 18	Aluminum	\$37.95	\$24.65/sign
12 x 18	Reflective Aluminum	\$39.25	\$30.90/sign

**Smartsign.com**



# EXHIBIT 15

## SEASONAL LIGHTING AGREEMENT

This agreement (“**Agreement**”) is made and entered into as of this 18<sup>th</sup> day of October, 2022, by and between:

**Long Lake Ranch Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (“**District**”); and

**Florida Field Services Group, LLC**, a Florida limited liability company, whose address is 9077 Shadyside Lane, Land O’Lakes, Florida 34637 (“**Contractor**”) and, together with the District, the “**Parties**”).

### RECITALS

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure within the boundaries of the District; and

**WHEREAS**, the District has a need to retain an independent contractor to provide for the installation of seasonal lighting and enhancements (“**Decorations**”); and

**WHEREAS**, Contractor represents that it is qualified to perform such services and has agreed to provide to the District those services identified in this Agreement and in **Exhibit A**, attached hereto and incorporated herein by this reference (“**Services**”); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

### **SECTION 2. SCOPE OF SERVICES; TERM.**

- A.** Contractor will provide the Services, which shall include provision of materials and labor, installation services, weekly inspection services, and removal services. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. The District shall notify the Contractor in writing if additional work is requested. No additional work, including any optional services for which the cost thereof is not included in the **Exhibit A**, shall be performed unless the District authorizes such additional work in writing.
- B.** Contractor shall perform the Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the Services performed by the Contractor are not satisfactory, and Contractor does not cure the unsatisfactory

Services within five (5) days, District shall have the right to terminate this Agreement and will only be responsible for payment of Services satisfactorily completed.

- C. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities within a reasonable period of time; however, Contractor shall provide written notice to the District of any repairs that are anticipated to take longer than seventy-two (72) hours to repair.
- D. Initial installation of the Decorations shall be completed no later than **Wednesday, November 23, 2022**. The removal of the Decorations shall be completed no later than **Saturday, January 7, 2023**. This schedule may only be altered in writing by the District in its sole discretion.
- E. This Agreement shall be effective upon execution and shall remain in effect until the Services are completed, unless it is terminated earlier in accordance with Section 10 herein or amended in accordance with Section 8 herein. The provisions of Sections 6, 11, 14, 15, and 16 shall survive the termination of this Agreement.

**SECTION 3. COMPENSATION.** The District agrees to pay the Contractor a total of **Eight Thousand Dollars (\$8,000.00)** as compensation for the Services. This compensation includes all materials and labor necessary to complete the Services as provided herein and in **Exhibit A**. A fifty percent (50%) deposit of Four Thousand Dollars (\$4,000.00) shall be remitted by the District upon execution of this Agreement by the Parties. A final payment of Four Thousand Dollars (\$4,000.00) shall be remitted by the District upon completion of the installation of the Decorations.

**SECTION 4. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 5. INSURANCE.** Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability	

*Bodily Injury*  
*Property Damage*

Combined Single Limit \$1,000,000

Contractor shall provide to District prior to the commencement of any performance under this Agreement a certificate naming the District, its officers, agents and employees as an additional insured. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District.

**SECTION 6. INDEMNIFICATION.**

- A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B.** The Contractor agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the Contractor. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Contractor has ceased to be engaged under this Agreement. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault.
- C.** Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other law or statute.

**SECTION 7. AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Exhibit A attached hereto is for the sole purpose of providing a description of the Services. The terms of this Agreement shall be deemed to control over the terms of Exhibit A.

**SECTION 8. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

**SECTION 9. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the

requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this instrument.

**SECTION 10. TERMINATION.** The District shall have the right to cancel this Agreement at any time, with or without cause, upon written notice. In the event the Agreement is being terminated for cause, the District shall provide a cure period pursuant to Section 2.B. herein. Contractor shall have the right to cancel this Agreement upon thirty (30) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement.

**SECTION 11. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 12. NOTICES.** All notices, requests, consents, and other communications under this Agreement (“**Notice**” or “**Notices**”) shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to Contractor:** Florida Field Services Group, LLC  
9077 Shadyside Lane  
Land O’Lakes, Florida 34637  
Attn: Cassaundra Henman

**B. If to District:** Long Lake Community Development District  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746  
Attention: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

**SECTION 13. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

**SECTION 14. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

**SECTION 15. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Tish Dobson** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE DISTRICT’S CUSTODIAN OF PUBLIC RECORDS BY PHONE AT (321) 263-0132, BY EMAIL AT TDOBSON@DPFGMC.COM, OR BY MAIL AT 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.**

**SECTION 16. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 18. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same Agreement. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**IN WITNESS WHEREOF,** the parties hereto have signed this Agreement to be effective on the day and year first written above.

**LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chair, Board of Supervisors

**FLORIDA FIELD SERVICES GROUP, LLC**

By: Cassandra Henman  
Print: Cassandra Henman  
Its: \_\_\_\_\_

**Exhibit A:** Scope of Services

**EXHIBIT A**  
**Scope of Services**

# INVOICE



**FROM**

FLORIDA FIELD SERVICES  
GROUP LLC  
9077 SHADYSIDE LANE  
LAND O LAKES, FL 34637  
(352)-515-7300

**BILL TO**

Long Lake Ranch c/o  
DPFG Management &  
Consulting  
250 International Parkway Suite  
208  
Lake Mary, FL 32746

**INVOICE #**

678

**INVOICE DATE**

10/06/2022

**DESCRIPTION**

INVOICE FOR 50% DEPOSIT TO BEGIN PROJECT: \$4,000

**AMOUNT**

4,000.00

Proposal for reinstallation of holiday lighting on entrance monuments. 14 monuments.

Lights to be attached along metal roof edge around all visible sides.

Extension cords and timers to be secured and waterproofed. We will also install all wreaths and bows.

We request that all monuments be inspected and verified for damages and electrical issues before scheduled installation. We will make ourselves available to meet with designated persons before and after installation. (We will provide your designated person with all lighting after removal for storage)

If you would like we can include these for an additional cost.

-clubhouse at the main pool

-clubhouse at foxtail pool

different colored bulbs may be substituted instead of the white bulbs.

Total cost: \$5,000

Your satisfaction is our goal. We will strive to do our very best and hope to cultivate a lasting relationship with your community. Thank you for your consideration.

FINAL 50% WILL BE BILLED UPON COMPLETION \$4,000

**TOTAL**

**\$4,000.00 USD**

**TERMS & CONDITIONS**

Please make all payments to:  
Florida Field Services Group LLC

9077 Shadyside Ln.  
Land o Lakes, FL 34637

We will send an invoice once per month for \$200.00

Thank you for allowing us the opportunity to serve you.

