



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

Advanced Meeting Package

Regular Meeting

***Thursday
March 7, 2024
6:00 p.m.***

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

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

Long Lake Ranch Community Development District

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

Board of Supervisors
Long Lake Ranch Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District is scheduled for **Thursday, March 7, 2024, at 6:00 p.m.** at the **Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558.**

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

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-742 or kdarin@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Kyle Darin

Kyle Darin
District Manager

Long Lake Ranch Community Development District

Meeting Date: Thursday, March 7, 2024 Call-in Number: +1 (904) 348-0776
Time: 6:00 PM Meeting ID: 766 858 449#
Location: Long Lake Ranch Microsoft Teams [Link for Teams](#)
Amenity Center, 19037 Link:
Long Lake Ranch Blvd.,
Lutz, FL 33558

Agenda

- I. Call to Order/ Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. Supervisors' Comments**
- V. Presentation of Proof of Publication(s)** [Exhibit 1](#)
- VI. Staff Reports**
 - A. Landscaping & Irrigation
 - 1. RedTree [Exhibit 2](#)
 - 2. RedTree Proposals (if any)
 - B. Aquatic Services
 - 1. Presentation of Aquatics Treatment Report [Exhibit 3](#)
 - C. District Engineer
 - D. District Counsel
 - E. Clubhouse Manager
 - 1. Presentation of Clubhouse Manager Report – *To Be Distributed*
 - F. District Manager
- VII. Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on February 1, 2024 [Exhibit 4](#)
 - B. Consideration for Acceptance – The January 2024 Unaudited Financial Statements [Exhibit 5](#)
 - C. Consideration for Acceptance – The January 2024 Operations & Maintenance Expenditures [Exhibit 6](#)
- VIII. Business Items**
 - A. Presentation & Consideration of Big Lake Drainage Proposals – *previously presented* [Exhibit 7](#)
 - 1. Finn Outdoor – *previously presented* [Exhibit 8](#)
 - 2. Site Masters – revised [Exhibit 9](#)
 - B. Consideration of Visual Enhancements Painting Proposal – *previously presented* [Exhibit 10](#)

IX. Supervisors' Requests

X. Audience Comments – New Business

XI. Next Meeting Quorum Check: April 4, 6:00 PM

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

XII. Adjournment

EXHIBIT 1

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

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

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

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

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

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

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

Long Lake Ranch Community Development District
Kyle Darin, District Manager

February 9, 2024

24-00212P

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

The Audit Review Committee for the Long Lake Ranch Community Development District ("District") will hold an audit review committee meeting on March 7, 2024, at 6:00 p.m., and located at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. At the meeting, the Audit Review Committee will review, discuss, and approve the selected auditor. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time, and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132 X-742, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kyle Darin
District Manager

February 23, 2024

24-00273P

EXHIBIT 2



LONG LAKE RANCH CDD

LANDSCAPE MAINTENANCE REPORT:

February 1 - 11, 2024

TO: District Management
Long Lake Ranch CDD Board of Supervisors

FROM: John Burkett, Client Care Specialist – RedTree Landscape Systems

DATE: February 16, 2024

FOLLOW-UP OVERVIEW

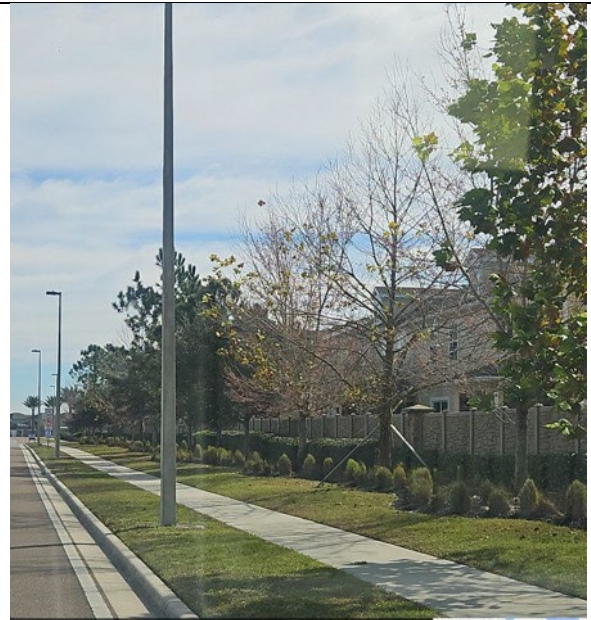
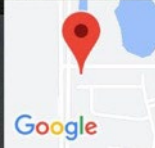
- On Friday February 1, 2024 our tree crew performed Hardwood pruning on the Oak Trees.
- The crew mowed, edged, whipped, and blew as needed, as well as continued cutting back ornamental grasses.
- Detail performed as necessary in the areas we did cutbacks.

Here are some photos of RedTree’s service to Long Lake Ranch:

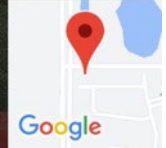




Lutz, Florida, United States
18801 Ulmus St, Lutz, FL 33558, USA
Lat 28.1883906 / Long -82.505126
Friday 09 February 2024 10:48:50



Lutz, Florida, United States
18817 Ulmus St, Lutz, FL 33558, USA
Lat 28.1883959 / Long -82.50505
Friday 09 February 2024 10:48:29



Lutz, Florida, United States
18811 Deer Tracks Loop, Lutz, FL 33558, USA
Lat 28.1821837 / Long -82.5050887
Friday 09 February 2024 10:45:40

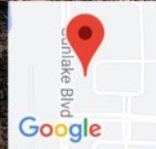


EXHIBIT 3



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

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

Actions Required At Time of Inspection

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

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

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, February 1, 2024 at 6:07 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 John Twomey	Board Supervisor, Assistant Secretary
14 Darrell Thompson	Board Supervisor, Assistant Secretary

15 Also, present were:

16 Kyle Darin	District Manager, Vesta District Services
17 Neil Wayne	Vesta District Services
18 Sarah Sandy (<i>via phone</i>)	District Counsel, Kutak Rock LLP
19 Pete Lucadano	RedTree Landscaping
20 John Burkett	RedTree Landscaping
21 Doug Ruhlig	Community Manager

22
23 *The following is a summary of the discussions and actions taken at the February 1, 2024 Long Lake Ranch*
24 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
25 *request by emailing PublicRecords@vestapropertyservices.com.*

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

27 Mr. Darin led all present in reciting the Pledge of Allegiance.

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

30 A resident commented on the previously repaired monument spotlight that was broken again, the
31 stone fence that was starting to lean towards one side, and landscaping around the pond and
32 wetlands behind his home. Discussion ensued.

33 **The meeting moved to Item A. 1 – Red Tree Report, under the Sixth Order of Business – Staff**
34 **Reports, at this time.**

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

36 Discussion ensued regarding late Vesta invoices, weekend coverage, employee hourly rate
37 breakdown, as well as projects and seasonal hiring.

38 Supervisor Smith commented on his concerns regarding the change in District Management and
39 Accounting and requested that a vote be made to go out for RFP. Discussion ensued.

40 On a MOTION by Mr. Smith, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board approved
41 District Counsel to draft and publish RFPs for District Management and Amenities Management with
42 Supervisor Thompson acting as liaison, for the Long Lake Ranch Community Development District.

43 Discussion ensued regarding the RFP process.

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

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

46 A. Landscaping & Irrigation

47 1. Red Tree Report

48 Mr. Lucadano provided an update on the tree trimming and the mulching projects.
49 Discussion ensued.

50 Mr. Burkett responded to questions from the Board regarding landscaping. Discussion
51 ensued.

52 2. Red Tree Proposals (if any)

53 There being none, the next item followed.

54 **The meeting moved back to the Fourth Order of Business – Supervisor Comments,**
55 **at this time.**

56

57 B. Aquatic Services

58

59 1. Exhibit 2: Presentation of Aquatics Treatment Report

60 C. District Engineer

61 Discussion ensued regarding the previous decision to stay with the current District Engineer and
62 accept the proposed price changes.

63 D. District Counsel

64 **The meeting moved to the District Manager report at this time.**

65 E. Clubhouse Manager

66 1. Exhibit 3: Presentation of Clubhouse Manager Report

67 Mr. Ruhling provided an update on current projects. Discussion ensued.

68 F. District Manager

69

70 1. Exhibit 4: Presentation of District Manager & Field Operations Report

71 Mr. Darin provided a brief background of his work experience.

72 Discussion ensued regarding the ongoing mailbox issues, reporting issues to RedTree
73 regarding landscaping, if the CDD was able to hire an off-duty Sheriff to monitor speeding
74 within the community, an update on the signage installation around the lake, as well as how
75 often the District Manager would be on property.

76 **The meeting moved back to the Clubhouse Manager report at this time.**

77

78 2. Exhibit 5: Presentation of Board Requests

79 a. General Fund Capital Improvement

80 b. Reserves Capital Improvement

81 c. Revised September 2023 Unaudited Financial Statements

82 d. Duke October 2023 Invoice

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

84 A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
85 Held January 4, 2024

86 On a MOTION by Mr. Smith, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board approved
87 the Minutes of the Board of Supervisors Regular Meeting Held January 4, 2024, for Long Lake Ranch
88 Community Development District.

89 Discussion ensued regarding the following items.

90 B. Exhibit 7: Consideration for Acceptance – The November 2023 Unaudited Financial Report

91 The Board declined to accept the November 2023 Unaudited Financial Report and requested details
92 regarding the incorrect RedTree payment as well as reconciliation of utility bills versus payments.

93 C. Exhibit 8: Consideration for Acceptance – The November 2023 Operations & Maintenance
94 Expenditures

95 This item was tabled pending accounting review.

96 D. Exhibit 9: Consideration for Acceptance – The December 2023 Unaudited Financial Report

97 This item was tabled pending accounting review.

98 E. Exhibit 10: Consideration of Acceptance – The December 2023 Operations & Maintenance
99 Expenditures

100 This item was tabled pending accounting review.

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

102 A. Exhibit 11: Presentation & Consideration of Big Lake Drainage Proposal(s)

103 These items were tabled with the request that both vendors attend the following meeting to detail
104 the project.

105 1. Exhibit 12: Finn Outdoor

106 2. Exhibit 13: Site Masters

107 B. Exhibit 14: Consideration of Visual Enhancements Painting Proposal

108 Discussion ensued. This item was tabled pending additional proposals.

109 **NINTH ORDER OF BUSINESS – Supervisors Requests**

110 There being none, the next item followed.

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

112 There being none, the next item followed.

113 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: March 7, 6:00 PM**

114 All 5 Supervisors in attendance indicated that they would be able to attend the next meeting,
115 scheduled for March 7, 2024, in person, constituting a quorum.

116 **TWELFTH ORDER OF BUSINESS – Adjournment**

117 Mr. Darin asked for final questions, comments, or corrections before requesting a motion to adjourn
118 the meeting. There being none, Mr. Twomey made a motion to adjourn the meeting.

119 On a MOTION by Mr. Twomey, SECONDED by Mr. Pellan, WITH ALL IN FAVOR, the Board adjourned
120 the meeting at 8:36 p.m. for the Long Lake Ranch Community Development District.

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

124 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
125 **meeting held on March 7, 2024.**

126

Signature

Signature

127

Printed Name

Printed Name

128 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 5

Long Lake Ranch
Community Development District

Financial Statements
(Unaudited)

Preliminary

January 31, 2024

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to January 31, 2024

	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	VARIANCE	% Actual
	Month of	Month of	Month of	Month of	Total Actual	Amended	Over (Under)	YTD /
	October	November	December	January	Year-to-Date	Budget	to Budget	FY Budget
1 REVENUE								
2 ASSESSMENTS LEVIED								
3 ASSESSMENTS LEVIED (NET ON-ROLL)	\$ -	\$ 149,575	\$ 1,000,489	\$ 12,760	\$ 1,162,823	\$ 1,289,485	\$ (126,662)	90%
4 EARLY PAYMENT DISCOUNT	-	-	-	-	-	(51,579)	51,579	0%
5 ADDITIONAL REVENUE								
6 TENNIS	120	120	120	120	480	-	480	
7 ROOM RENTALS	60	240	60	-	360	-	360	
8 INTEREST	-	-	-	-	-	-	-	
9 ADVERTISEMENT RENTAL	800	800	800	800	3,200	-	3,200	
10 MISC. REVENUE	-	38	50	25	113	-	113	
11 FUND BALANCE FORWARD (removed)	-	-	-	-	-	-	-	
12 TOTAL REVENUE	\$ 980	\$ 150,772	\$ 1,001,519	\$ 13,705	\$ 1,166,976	\$ 1,237,906	\$ (70,930)	94%
13 EXPENDITURES								
14 ADMINISTRATIVE								
15 SUPERVISORS - REGULAR MEETINGS	\$ 600	\$ 600	\$ 600	\$ 400	\$ 2,200	\$ 9,600	\$ (7,400)	23%
16 SUPERVISORS - WORKSHOPS	-	-	-	-	-	800	(800)	0%
17 PAYROLL TAXES (BOS)	46	46	46	31	168	734	(566)	23%
18 PAYROLL SERVICES FEES	50	50	50	50	200	600	(400)	33%
19 DISTRICT MANAGEMENT	1,667	1,667	1,667	1,667	6,667	20,000	(13,333)	33%
20 ADMINISTRATIVE	917	917	917	917	3,667	11,000	(7,333)	33%
21 ACCOUNTING	917	917	917	917	3,667	11,000	(7,333)	33%
22 ASSESSMENT ROLL PREPARATION	417	417	417	417	1,667	5,000	(3,333)	33%
23 DISSEMINATION AGENT	3,000	-	-	-	3,000	3,000	-	100%
24 DISTRICT COUNSEL	2,746	2,225	2,359	2,925	10,255	35,000	(24,745)	29%
25 DISTRICT ENGINEER	765	638	85	383	1,870	14,000	(12,130)	13%
26 ARBITRAGE REBATE CALCULATION	-	650	-	-	650	1,500	(850)	43%
27 TRUSTEE FEES	4,041	-	4,041	-	8,081	15,701	(7,620)	51%
28 BANK FEES	-	-	-	27	27	150	(123)	18%
29 AUDITING	-	-	-	-	-	6,000	(6,000)	0%
30 REGULATORY PERMITS AND FEES	175	-	-	-	175	175	-	100%
31 TAX COLLECTOR/PROPERTY TAXES	157	-	-	219	376	250	126	150%
32 LEGAL ADVERTISING	142	77	63	70	352	1,500	(1,148)	23%
33 WEBSITE HOSTING	1,579	42	-	-	1,621	1,600	21	101%
34 TOTAL ADMINISTRATIVE	17,217	8,243	11,160	8,020	44,641	137,610	(92,969)	32%
35 INSURANCE								
36 GENERAL LIABILITY/PROPERTY INSURANCE	29,610	-	-	-	29,610	27,154	2,456	109%
37 TOTAL INSURANCE	29,610	-	-	-	29,610	27,154	2,456	109%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to January 31, 2024

	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	VARIANCE	% Actual
	Month of	Month of	Month of	Month of	Total Actual	Amended	Over (Under)	YTD /
	October	November	December	January	Year-to-Date	Budget	to Budget	FY Budget
38 UTILITIES								
39 UTILITIES - ELECTRICITY	-	4,628	5,347	3,662	13,637	60,000	(46,363)	23%
40 UTILITIES - STREETLIGHTS	174	8,286	8,309	1,752	18,521	115,000	(96,479)	16%
41 UTILITIES - WATER/SEWER	1,452	1,368	1,696	1,990	6,506	11,000	(4,494)	59%
42 UTILITIES - SOLID WASTE ASSESSMENT	-	815	-	-	815	1,500	(685)	54%
43 UTILITIES - SOLID WASTE REMOVAL	103	103	102	102	409	2,500	(2,091)	16%
44 TOTAL UTILITIES	1,729	15,199	15,453	7,506	39,887	190,000	(150,113)	21%
45 SECURITY								
46 SECURITY REPAIRS & MAINTENANCE	125	-	694	44	863	7,500	(6,637)	12%
47 TOTAL SECURITY	125	-	694	44	863	7,500	(6,637)	12%
48 COMMUNITY MAINTENANCE								
49 FIELD SERVICES	421	421	338	421	1,600	5,051	(3,450)	32%
50 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	7,789	337	226	1,000	9,352	4,000	5,352	234%
51 AQUATIC MAINTENANCE	2,460	2,460	2,460	2,460	9,840	29,520	(19,680)	33%
52 MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	-	-	3,100	(3,100)	0%
53 AQUATIC PLANT REPLACEMENT	-	-	-	-	-	2,750	(2,750)	0%
54 FISH STOCKING	-	-	-	-	-	11,100	(11,100)	0%
55 LAKE & POND MAINTENANCE	-	-	-	-	-	20,000	(20,000)	0%
56 ENTRY & WALLS MAINTENANCE	-	-	-	-	-	5,500	(5,500)	0%
57 LANDSCAPE MAINTENANCE - CONTRACT	13,675	13,675	13,675	13,675	54,700	172,305	(117,605)	32%
58 LANDSCAPE REPLACEMENT MULCH	-	-	-	-	-	70,000	(70,000)	0%
59 LANDSCAPE REPLACEMENT ANNUALS	-	8,181	-	-	8,181	29,000	(20,819)	28%
60 LANDSCAPE REPLACEMENT PLANTS & SHRUBS	-	-	-	-	-	45,000	(45,000)	0%
61 TREE TRIMMING & MAINTENANCE	-	8,500	-	-	8,500	16,000	(7,500)	53%
62 OTHER LANDSCAPE -FIRE ANT TREAT	-	-	-	-	-	4,500	(4,500)	0%
63 IRRIGATION REPAIRS & MAINTENANCE	4,218	104	114	226	4,661	12,000	(7,339)	39%
64 DECORATIVE LIGHT MAINTENANCE	4,500	4,500	-	-	9,000	9,050	(50)	99%
65 PRESSURE WASHING	-	-	-	500	500	35,000	(34,500)	1%
66 VOLUNTEER SUPPLIES	-	-	-	-	-	2,000	(2,000)	0%
67 FIELD CONTINGENCY	150	-	(1,833)	28	(1,655)	40,000	(41,655)	-4%
68 TOTAL PHYSICAL ENVIRONMENT	33,213	38,178	14,979	18,309	104,679	515,876	(411,196)	20%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to January 31, 2024

	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	FY 2024	VARIANCE	% Actual
	Month of	Month of	Month of	Month of	Total Actual	Amended	Over (Under)	YTD /
	October	November	December	January	Year-to-Date	Budget	to Budget	FY Budget
69 ROAD & STREET FACILITIES								
70 SIDEWALK REPAIR & MAINTENANCE	-	-	-	-	-	1,000	(1,000)	0%
71 ROADWAY REPAIR & MAINTENANCE	-	-	-	-	-	1,000	(1,000)	0%
72 SIGNAGE REPAIR & REPLACEMENT	-	-	46	22	68	5,000	(4,932)	1%
73 TOTAL ROAD & STREET FACILITIES	-	-	46	22	68	7,000	(6,932)	1%
74 AMENITY MAINTENANCE								
75 CLUBHOUSE MANAGEMENT	9,623	8,591	8,857	10,347	37,419	129,857	(92,438)	29%
76 POOL MAINTENANCE - CONTRACT	2,315	2,315	950	950	6,530	28,608	(22,078)	23%
77 DOG WASTE STATION SUPPLIES	134	-	-	-	134	5,460	(5,326)	2%
78 AMENITY MAINTENANCE & REPAIR	198	494	1,130	629	2,451	21,000	(18,549)	12%
79 OFFICE SUPPLIES	57	109	-	-	166	1,200	(1,034)	14%
80 FURNITURE REPAIR/REPLACEMENT	-	-	-	-	-	1,750	(1,750)	0%
81 POOL REPAIRS	257	-	694	8,280	9,231	2,000	7,231	462%
82 POOL PERMITS	-	-	-	-	-	1,000	(1,000)	0%
83 COMMUNICATIONS (TEL, FAX, INTERNET)	322	322	322	322	1,288	5,000	(3,712)	26%
84 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	-	-	-	58	58	2,000	(1,942)	3%
85 COMPUTER SUPPORT MAINTENANCE & REPAIR	-	-	-	-	-	1,000	(1,000)	0%
86 PARK & PLAYGROUND MAINTENANCE & REPAIRS	195	47	200	101	542	6,600	(6,058)	8%
87 PEST CONTROL	-	300	-	-	300	2,460	(2,160)	12%
88 CLUBHOUSE JANITORIAL SUPPLIES	-	-	48	240	288	3,000	(2,712)	10%
89 TOTAL PARKS AND RECREATION	13,102	12,178	12,201	20,927	58,408	210,935	(152,527)	28%
90 PROJECT BUDGET								
91 CAPITAL IMPROVEMENT PLAN	3,531	-	(1,633)	-	1,898	116,042	(114,144)	2%
92 TOTAL PROJECT BUDGET	3,531	-	(1,633)	-	1,898	116,042	(114,144)	2%
93 TOTAL EXPENDITURES	98,527	73,798	52,900	54,829	280,054	1,212,116	(932,063)	23%
94 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(97,547)	76,974	948,618	(41,124)	886,922	25,790	861,132	
95 OTHER FINANCING SOURCES & USES								
96 COUNTY COLLECTION COSTS	-	-	-	-	-	(25,790)	25,790	
97 TRANSFERS IN	-	-	-	-	-	-	-	
98 TRANSFERS OUT	-	-	-	(1,300,000)	-	-	-	
99 TOTAL OTHER FINANCING RESOURCES & USES	-	-	-	(1,300,000)	-	(25,790)	25,790	
100 FUND BALANCE - BEGINNING - UNAUDITED					465,450	472,887	(7,438)	
NET CHANGE IN FUND BALANCE	(97,547)	76,974	948,618		886,922	-	886,922	
FUND BALANCE - ENDING - PROJECTED			\$ -		\$ 1,352,372	\$ 472,887	879,484	

Long Lake Ranch CDD
Balance Sheet
January 31, 2024

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Debt Service 2014</u>	<u>Debt Service 2015</u>	<u>Debt Service 2016</u>	<u>TOTAL</u>
1 ASSETS						
2 OPERATING ACCOUNT - BU	\$ 528,092	\$ -	\$ -	\$ -	\$ -	\$ 528,092
3 MONEY MARKET ACCOUNT - BU	-	2,258,282	-	-	-	2,258,282
4 RESERVE ACCOUNT - BU	-	93,162	-	-	-	93,162
5 TRUST ACCOUNTS:						-
6 REVENUE FUND	-	-	399,630	255,897	207,176	862,703
7 RESERVE FUND	-	-	317,500	117,969	95,941	531,409
8 PREPAYMENT FUND	-	-	1,250	-	2,217	3,467
9 ACCOUNTS RECEIVABLE	4,000	-	-	-	-	4,000
10 ASSESSMENTS RECEIVABLE - ON ROLL	49,293	12,200	12,963	9,595	7,803	91,854
11 DUE FROM OTHER FUNDS	-	510,695	3,355	2,484	2,020	518,554
12 PREPAID EXPENSES	28,369	-	-	-	-	28,369
13 DEPOSITS	49,570	-	-	-	-	49,570
14 TOTAL ASSETS	\$ 659,324	\$ 2,874,339	\$ 734,698	\$ 385,944	\$ 315,157	\$ 4,969,461
15 LIABILITIES						
16 ACCOUNTS PAYABLE	\$ 38,011	\$ -	\$ -	\$ -	\$ -	\$ 38,011
17 SALES TAX	-	-	-	-	-	-
18 ACCRUED EXPENSES	1,094	-	-	-	-	1,094
19 DEFERRED REVENUE - ON-ROLL	49,293	12,200	12,963	9,595	7,803	91,854
20 DUE TO OTHER FUNDS	518,554	-	-	-	-	518,554
21 TOTAL LIABILITIES	606,952	12,200	12,963	9,595	7,803	649,513
22 FUND BALANCE						
23 NONSPENDABLE						
24 PREPAID & DEPOSITS	77,939	-	-	-	-	77,939
26 CAPITAL RESERVES	-	972,956	-	-	-	972,956
25 3-MONTH OPERATING CAPITAL	303,029	75,000	-	-	-	378,029
27 UNASSIGNED	(328,596)	1,814,182	721,735	376,350	307,354	2,891,025
28 TOTAL FUND BALANCE	52,372	2,862,138	721,735	376,350	307,354	4,319,949
29 TOTAL LIABILITIES & FUND BALANCE	\$ 659,324	\$ 2,874,339	\$ 734,698	\$ 385,944	\$ 315,157	\$ 4,969,461

Long Lake Ranch CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to January 31, 2024

	FY 2024 Amended Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 319,149	\$ 287,800	
3 EARLY PAYMENT DISCOUNT	(12,766)	-	\$ 306,383
4 INTEREST & MISCELLANEOUS	-	21,234	21,234
5 TOTAL REVENUE	306,383	309,034	2,651
6 EXPENDITURES			
7 CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-
8 CONTINGENCY	-	-	-
9 TOTAL EXPENDITURES	-	-	-
10 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	306,383	309,034	2,651
11 OTHER FINANCING SOURCES & USES			
12 COUNTY COLLECTION COSTS	(6,383)	-	
13 TRANSFERS IN	-	1,300,000	
14 TRANSFERS OUT	-	-	
15 TOTAL OTHER FINANCING SOURCES & USES	(6,383)	1,300,000	1,306,383
16 FUND BALANCE - BEGINNING	1,078,957	1,253,105	174,148
17 NET CHANGE IN FUND BALANCE	300,000	1,609,034	1,309,034
18 FUND BALANCE - ENDING	\$ 1,378,957	\$ 2,862,138	\$ 1,483,181
19 ANALYSIS OF FUND BALANCE			
20 ASSIGNED			
21 FUTURE CAPITAL IMPROVEMENTS	972,956	972,956	
22 WORKING CAPITAL	75,000	75,000	
23 UNASSIGNED	331,001	1,814,182	
24 FUND BALANCE - ENDING	\$ 1,378,957	\$ 2,862,138	

Long Lake Ranch CDD
Debt Service Fund - Series 2014
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to January 31, 2024

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 318,750	\$ 305,787	\$ (12,963)
3 INTEREST REVENUE	-	7,727	7,727
4 MISC REVENUE	-	-	-
5 TOTAL REVENUE	318,750	313,515	(5,235)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2023	-	112,781	112,781
9 May 1, 2024	113,081	-	(113,081)
10 November 1, 2024	110,550	-	(110,550)
11 PRINCIPAL RETIREMENT			
12 May 1, 2024	90,000	-	(90,000)
13 PRINCIPAL PREPAYMENT	-	-	-
14 TOTAL EXPENDITURES	313,631	112,781	(200,850)
15 EXCESS OF REVENUE OVER (UNDER) EXP.	5,119	200,734	195,615
16 OTHER FINANCING SOURCES (USES)			
17 TRANSFERS IN	-	-	-
18 TRANSFERS OUT	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
20 FUND BALANCE - BEGINNING	506,081	521,002	14,921
21 NET CHANGE IN FUND BALANCE	5,119	200,734	195,615
22 FUND BALANCE - ENDING	\$ 511,199	\$ 721,735	\$ 210,536

Long Lake Ranch CDD
Debt Service Fund - Series 2015
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to January 31, 2024

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 235,938	\$ 226,343	\$ (9,595)
3 INTEREST REVENUE	-	3,389	3,389
4 TOTAL REVENUE	235,938	229,732	(6,206)
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2023	-	86,319	86,319
8 May 1, 2024	86,319	-	(86,319)
9 November 1, 2024	84,369	-	(84,369)
10 PRINCIPAL RETIREMENT			
11 May 1, 2024	65,000	-	(65,000)
12 TOTAL EXPENDITURES	235,688	86,319	(149,369)
13 EXCESS OF REVENUE OVER (UNDER) EXP.	250	143,413	143,163
14 OTHER FINANCING SOURCES (USES)			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
18 FUND BALANCE - BEGINNING	230,628	232,937	2,309
19 NET CHANGE IN FUND BALANCE	250	143,413	143,163
20 FUND BALANCE - ENDING	\$ 230,878	\$ 376,350	\$ 145,472

Long Lake Ranch CDD
Debt Service Fund - Series 2016
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2023 to January 31, 2024

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 191,881	\$ 184,078	\$ (7,803)
3 INTEREST REVENUE	-	2,704	2,704
4 TOTAL REVENUE	191,881	186,782	(5,099)
5 EXPENDITURES			
6 INTEREST EXPENSE			
7 November 1, 2023	-	61,800	61,800
8 May 1, 2024	61,800	-	(61,800)
9 November 1, 2024	60,500	-	(60,500)
10 PRINCIPAL RETIREMENT			
11 May 1, 2024	65,000	-	(65,000)
12 PRINCIPAL PREPAYMENT	-	-	-
13 TOTAL EXPENDITURES	187,300	61,800	(125,500)
14 EXCESS OF REVENUE OVER (UNDER) EXP.	4,581	124,982	120,401
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	189,530	182,372	(7,158)
20 NET CHANGE IN FUND BALANCE	4,581	124,982	120,401
21 FUND BALANCE - ENDING	\$ 194,111	\$ 307,354	\$ 113,242

Long Lake Ranch CDD Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2023		BOY Balance				671,423.72
10/01/2023	1503	Egis Insurance & Risk Advisors	Insurance FY 10/1/23 - 10/1/24 Policy # 100123769 Invoice: 31197 (Reference: Service Call 08.18.23.) Invoice: 31205		28,760.00	642,663.72
10/02/2023	100228	DCSI, Inc " Security & Sound"	(Reference: Service Call 08...		1,418.50	641,245.22
10/02/2023	100229	GHS LLC	Invoice: 2023-452 (Reference: Aquatic Maintenance - Sep 2023.) Invoice: 3282409 (Reference: Legal Svcs - Aug 2023.) Invoice:		2,460.00	638,785.22
10/02/2023	100230	Kutak Rock LLP	3282408 (Reference: Legal Svcs ...		2,627.50	636,157.72
10/03/2023			Deposit	180.00		636,337.72
10/09/2023	01EFT100923	Duke Energy	000 Sunlake Blvd Lite 08/16/23-09/15/23		347.78	635,989.94
10/09/2023	02EFT100923	Duke Energy	Summary Bill 08/02-09/01/2023		12,278.30	623,711.64
10/10/2023	1ACH101023	Frontier	Phone and Internet -09/15 - 1014/23		209.03	623,502.61
10/10/2023	2ACH101023	Frontier	Phone and Internet - 9/15-10/14		110.99	623,391.62
10/10/2023	100231	DCSI, Inc " Security & Sound"	Invoice: 31198 (Reference: Service Call 08.18.23.) Invoice: 21697 (Reference: Annual Website/PDF Service, Oct 2023-Sep		125.00	623,266.62
10/10/2023	100232	Innersync	2024.)		1,537.50	621,729.12
10/10/2023	100233	Cooper Pools Inc.	Invoice: 7419 (Reference: Foxtail Motor Replacement.)		750.00	620,979.12
10/11/2023	100234	Vesta Property Services, Inc.	Invoice: 413964 (Reference: Monthly Pool Maintenance.)		2,315.00	618,664.12
10/11/2023	100235	Coastal Waste & Recycling, Inc.	Invoice: SW0000413146 (Reference: Monthly Waste P/U - Oct 2023.)		103.04	618,561.08
10/12/2023	ACH101223	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 8/7-9/6/23		71.80	618,489.28
10/12/2023	100236	RedTree Landscape Systems	Invoice: 14999 (Reference: Landscape Enhancement.)		2,550.00	615,939.28
10/12/2023	100237	Romaner Graphics	Invoice: 21888 (Reference: Signage Repairs - remove graffiti/re-paint.)		2,000.00	613,939.28
10/12/2023	100238	Vesta Property Services	Invoice: 413964 (Reference: Monthly Pool Maintenance.) Invoice: 413515 (Reference: Monthly Mgmt. Fee.) Invoice: 413516		2,315.00	611,624.28
10/12/2023	100239	Vesta District Services	(Reference: Annual Fee: Disse...		7,379.25	604,245.03
10/13/2023	1013ACH1	Engage PEO	BOS Mtg 10/5/23		141.80	604,103.23
10/13/2023	1013ACH2	George Smith, Jr	BOS Mtg 10/5/23		184.70	603,918.53
10/13/2023	1013ACH3	Heidi Clawson	BOS Mtg 10/5/23		184.70	603,733.83
10/13/2023	35	William Pellan	BOS Mtg 10/5/23		184.70	603,549.13
10/16/2023	100240	RedTree Landscape Systems	Invoice: 14966 ()		13,675.00	589,874.13
10/16/2023	100241	Vesta Property Services, Inc.	Invoice: 413654 (Reference: Clubhouse Management.)		6,139.83	583,734.30
10/16/2023	100242	Blue Water Aquatics, Inc.	Invoice: 100523- (Reference: Fountain Repairs & Maintenance.)		3,280.09	580,454.21
10/20/2023	1ACH102023	Pasco County Utilities Services Branch	0 Community Center 8/18-9/19/23		1,230.12	579,224.09
10/20/2023	2ACH102023	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 08/18/ -09/19/23		148.75	579,075.34
10/20/2023	EFT102023	Florida Department of Revenue	Sales Tax 3rd Qt 2023		156.75	578,918.59
10/22/2023	ACH102223	BANK UNITED VISA CC			978.81	577,939.78
10/24/2023	100243	Johnson Engineering, Inc.	Invoice: 43 (Reference: General Engineering Svcs.) Invoice: 21916 (Reference: Signage Repairs - Foxwood/Cornuta St &		765.00	577,174.78
10/24/2023	100244	Romaner Graphics	Lake Waters Pl.)		195.00	576,979.78
10/24/2023	100245	Vesta District Services	Invoice: 414275 (Reference: Billable Expenses - Sep 2023.)		17.73	576,962.05
10/31/2023	100246	DCSI, Inc " Security & Sound"	Invoice: 31298 (Reference: Reinstall pool IP camera back from service.)		125.00	576,837.05
10/31/2023	100247	Himes Electrical Service, Inc	Invoice: 23716 (Reference: Circuit Installation for Maint. Shed.)		3,531.12	573,305.93
10/31/2023		EOM Balance		180.00	98,297.79	573,305.93
11/06/2023	100248	Business Observer	Invoice: 23-01749P (Reference: Legal Advertising.)		76.56	573,229.37
11/06/2023	100249	GHS LLC	Invoice: 2023-525 (Reference: Aquatic Maintenance Program.) Invoice: 3297673 (Reference: Legal Svcs - Sep 2023.) Invoice: 3297672		1,875.00	571,354.37
11/06/2023	100250	Kutak Rock LLP	(Reference: General Leg...		2,746.00	568,608.37
11/06/2023	100251	Vesta Property Services, Inc.	Invoice: 414444 (Reference: Amenity Management Services.)		6,139.83	562,468.54

Long Lake Ranch CDD Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/06/2023	100252	Vesta Property Services	Invoice: WC0507 (Reference: Black mold treatment on Foxtail pool.)		256.50	562,212.04
11/06/2023	100253	Cooper Pools Inc.	Invoice: 7143 (Reference: Motor.)		850.00	561,362.04
11/07/2023			Deposit	277.50		561,639.54
11/07/2023			Deposit	11,973.45		573,612.99
11/08/2023	01ACH110823	Frontier	Phone and Internet -10/15 - 11/14/23		210.94	573,402.05
11/08/2023	EFT110823	Duke Energy	000 Sunlake Blvd Lite 09/16/23-10/17/23		347.78	573,054.27
11/08/2023			Deposit	120.00		573,174.27
11/08/2023	02ACH110823	Frontier	Phone and Internet - 10/15-11/14		110.99	573,063.28
11/09/2023	100254	RedTree Landscape Systems	Invoice: 15121 (Reference: Irrigation Repairs 10.05.23.) Invoice: 15283 (Reference: Monthly G...		34,255.00	538,808.28
11/09/2023	100255	Coastal Waste & Recycling, Inc.	Invoice: SW0000434938 (Reference: Monthly Waste P/U - Nov 2023.)		2.63	538,805.65
11/09/2023	1109ACH1	Engage PEO	BOS Mtg 11/9/23		141.80	538,663.85
11/09/2023	1109ACH2	George Smith, Jr	BOS Mtg 11/9/23		184.70	538,479.15
11/09/2023	1109ACH3	Heidi Clawson	BOS Mtg 11/9/23		184.70	538,294.45
11/09/2023	36	William Pellan	BOS Mtg 11/9/23		184.70	538,109.75
11/13/2023	ACH111323	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 09/06/23-10/05/23		72.88	538,036.87
11/13/2023	100256	Vesta District Services	Invoice: 414390 (Reference: Monthly Mgmt. Fee.)		4,379.25	533,657.62
11/14/2023	1505	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2023/2024 Special District Fee Invoice/Update Form		175.00	533,482.62
11/14/2023	1506	Egis Insurance & Risk Advisors	Policy # WC100123769 10.01.23-10.01.24		850.00	532,632.62
11/14/2023	1507	Mike Fasano. Pasco County Tax Collector	Parcel ID 33-26-18-0030-0P200-0000, 2023 Solid Waste Assessment		96.00	532,536.62
11/14/2023	1508	Mike Fasano. Pasco County Tax Collector	Parcel ID 34-26-18-0020-00000-0P10, 2023 Solid Waste Assessment		718.81	531,817.81
11/14/2023			Deposit	105,268.80		637,086.61
11/15/2023			Deposit	7,631.00		644,717.61
11/16/2023	100257	GHS LLC	Invoice: 2023-513 (Reference: Monthly Aquatic Maint..) Invoice: 2023-526 (Reference: Wetland ... Invoice: 30835 (Reference: Fountain Motor Replacement.) Invoice:		2,610.00	642,107.61
11/16/2023	100258	Blue Water Aquatics, Inc.	30836 (Reference: Quarterly ...		4,509.01	637,598.60
11/17/2023	100259	American Illuminations & Decor	Invoice: 332 (Reference: Holiday Light Installation - 50% Balance.)		4,500.00	633,098.60
11/20/2023	1ACH112023	Pasco County Utilities Services Branch	0 Community Center 9/19-10/19/23 Invoice: 44 (Reference: Professional Services through November 5, 2023.		1,124.11	631,974.49
11/20/2023	100260	Johnson Engineering, Inc.) Invoice: 415074 (Reference: October?23 Fees.) Invoice: 415093 (Reference: May 2023 Amenity Ma...		637.50	631,336.99
11/20/2023	100261	Vesta Property Services, Inc.	18981 Long Lake Ranch Blvd 09/19/ -10/19/23		20,377.65	610,959.34
11/20/2023	ACH112023	Pasco County Utilities Services Branch	Arbitrage Services		170.67	610,788.67
11/21/2023	1509	LLS Tax Solutions Inc.	Admin + Incidental Fees 2015 A-1 & A-2		650.00	610,138.67
11/21/2023	1510	US Bank	Deposit	91,751.60	4,040.63	606,098.04
11/21/2023						697,849.64
11/22/2023	ACH112223	BANK UNITED VISA CC			366.58	697,483.06
11/27/2023	100262	Business Observer	Invoice: 23-01924P (Reference: Legal Advertising.) Invoice: 3311982 (Reference: General Legal Matters - thru 10.10.23.)		76.56	697,406.50
11/27/2023	100263	Kutak Rock LLP	Invoice: 3311984 (Refere...		2,225.00	695,181.50
11/27/2023	100264	Vesta Property Services, Inc.	Invoice: 415096 (Reference: Clubhouse Maint/Attendant Aug 2023.)		5,756.50	689,425.00
11/27/2023	100265	Vesta District Services	Invoice: 414937 (Reference: Billable Expenses - Oct 2023.)		23.34	689,401.66
11/29/2023			Deposit	69,727.57		759,129.23
11/30/2023	EFT113023	Duke Energy			25,047.69	734,081.54
11/30/2023	92		Reimbursement for GHS Invoice # 2023-525 for PSB paid by LLR	1,875.00		735,956.54
11/30/2023		EOM Balance		288,624.92	125,974.31	735,956.54
12/01/2023	EFT120123	Duke Energy	000 Sunlake Blvd Lite10/18/23-11/15/23		347.78	735,608.76
12/01/2023	100266	GHS LLC	Invoice: 2023-571 (Reference: Monthly Aquatic Maintenance.)		2,460.00	733,148.76

Long Lake Ranch CDD Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
12/05/2023			Deposit	2,315.00		735,463.76
12/05/2023			Deposit	247,103.08		982,566.84
12/06/2023			Deposit	1,589,534.57		2,572,101.41
12/11/2023	01ACH121123	Frontier	Phone and Internet -11/15 - 12/14/23		210.94	2,571,890.47
12/11/2023	ACH121123	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 10/05/23-11/06/23		72.88	2,571,817.59
12/11/2023	02ACH121123	Frontier	Phone and Internet - 11/15-12/14		110.99	2,571,706.60
12/11/2023	100267	Home Team Pest Defense, Inc.	Invoice: 96674620 (Reference: Monthly Pest Control Service.) Invoice: 15585 (Reference: Monthly Grounds Maintenance.) Invoice:		300.00	2,571,406.60
12/11/2023	100268	RedTree Landscape Systems	15623 (Reference: Arbor Car... Invoice: 415273 (Reference: Amenity Mgmt Svcs - Dec 2023.) Invoice:		22,175.00	2,549,231.60
12/11/2023	100269	Vesta Property Services, Inc.	415582 (Reference: Clubho...		8,806.15	2,540,425.45
12/11/2023	100270	Vesta Property Services	Invoice: 415700 (Reference: Monthly Pool Maintenance.)		2,315.00	2,538,110.45
12/11/2023	100271	Coastal Waste & Recycling, Inc.	Invoice: SW0000454388 (Reference: Monthly Trash PU - Dec 2023.)		101.57	2,538,008.88
12/11/2023	100272	Blue Water Aquatics, Inc.	Invoice: 30991 (Reference: Fountain Repair.)		336.75	2,537,672.13
12/13/2023			Deposit	230.00		2,537,902.13
12/13/2023			Deposit	10,743.03		2,548,645.16
12/15/2023	1215ACH1	Engage PEO	BOS Mtg 12/7/23		141.80	2,548,503.36
12/15/2023	1215ACH2	George Smith, Jr	BOS Mtg 12/7/23		184.70	2,548,318.66
12/15/2023	1215ACH3	Heidi Clawson	BOS Mtg 12/7/23		184.70	2,548,133.96
12/15/2023	37	William Pellan	BOS Mtg 12/7/23		184.70	2,547,949.26
12/18/2023			Deposit	4,598.00		2,552,547.26
12/18/2023	EFT121823	Duke Energy			13,655.15	2,538,892.11
12/19/2023	1511	Fencing Life LLC	Stone Fence Panels - Deposit		550.00	2,538,342.11
12/19/2023	100273	Johnson Engineering, Inc.	Invoice: 45 (Reference: District Engineering Services.)		85.00	2,538,257.11
12/21/2023	1ACH122123	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 10/19 -11/17/23		188.23	2,538,068.88
12/21/2023	2ACH122123	Pasco County Utilities Services Branch	0 Community Center 10/19-11/19/23 Invoice: 15781 (Reference: Irrigation repairs 11/1/23.) Invoice: 15808		1,435.26	2,536,633.62
12/21/2023	100274	RedTree Landscape Systems	(Reference: Installati... Invoice: 415868 (Reference: Monthly Mgmt. Fee.) Invoice: 415808		8,285.25	2,528,348.37
12/21/2023	100275	Vesta District Services	(Reference: Billable Expenses...		4,357.13	2,523,991.24
12/22/2023	ACH122223	BANK UNITED VISA CC			546.56	2,523,444.68
12/26/2023	00037898	Mattamy		4,800.00		2,528,244.68
12/28/2023	1512	Site Master of Florida, LLC	Repair Skimmer in Pond 60		350.00	2,527,894.68
12/29/2023			Deposit	16,952.48		2,544,847.16
12/29/2023	1516	Coastal Waste & Recycling, Inc.	Monthly Waste P/U - Nov 2023 (balance)		100.00	2,544,747.16
12/31/2023		EOM Balance		1,876,276.16	67,485.54	2,544,747.16
01/02/2024	100276	Business Observer	Invoice: 23-02079P (Reference: Legal Advertising.) Invoice: 3327878 (Reference: Legal Fees re: Monthly Meetings - Nov		63.44	2,544,683.72
01/02/2024	100277	Kutak Rock LLP	2023.) Invoice: 3326117 (Reference: General Legal Matters - Nov 2023)		2,940.00	2,541,743.72
01/02/2024	102		Check #100197 Lakeside Heating, Cooling, & Plumbing refunded	1,094.00		2,542,837.72
01/04/2024			Deposit	21,598.91		2,564,436.63
01/04/2024			Deposit	2,177.98		2,566,614.61
01/05/2024	1513	US Bank Tax distribution	Tax Collection Distribution 2014A		303,570.69	2,263,043.92
01/05/2024	1514	US Bank Tax distribution	Tax Collection Distribution 2015		224,702.00	2,038,341.92
01/05/2024	1515	US Bank Tax distribution	Tax Collection Distribution 2016		182,745.24	1,855,596.68
01/08/2024	1ACH010824	Frontier	Phone and Internet - 12/15-1/14/24		110.99	1,855,485.69
01/08/2024	2ACH010824	Frontier	Phone and Internet -12/15 - 1/14/24		210.94	1,855,274.75
01/08/2024	ACH010824	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 11/06/23-12/06/23		72.88	1,855,201.87
01/08/2024	100		Moving funds from OP to MM		1,300,000.00	555,201.87
01/08/2024	ACH010824	Coastal Waste & Recycling, Inc.	Monthly Trash PU - Jan 2024		101.57	555,100.30

Long Lake Ranch CDD Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
01/08/2024			Deposit	2,384.00		557,484.30
01/10/2024			Deposit	145.00		557,629.30
01/10/2024	103	GreenAcre Properties, Inc.		649.50		558,278.80
01/12/2024	100278	DCSI, Inc " Security & Sound"	Invoice: 31546 (Reference: Security Repairs & Maint.) Invoice: 31541 (Reference: Security Repairs & Maint.) Invoice: 2023-622 (Reference: Monthly Aquatic Maintenance - Dec 2023.		694.00	557,584.80
01/12/2024	100279	GHS LLC)		2,460.00	555,124.80
01/12/2024	100280	RedTree Landscape Systems	Invoice: 15960 (Reference: Monthly Maintenance - Jan 2024.) Invoice: 416268 (Reference: Monthly Clubhouse Fees - Dec 2023.)		13,675.00	541,449.80
01/12/2024	100281	Vesta Property Services, Inc.	Invoice: 416368 (Reference: Foxtail pool monthly maint - Dec 2023.)		3,452.45	537,997.35
01/12/2024	100282	Vesta Property Services	Invoice: WC0541 (Reference: Foxtail pool repair.)		385.00	537,612.35
01/12/2024	100283	Vesta District Services	Invoice: 416286 (Reference: Monthly Mgmt. Fee - Jan 2024.)		4,337.58	533,274.77
01/12/2024	100284	Blue Water Aquatics, Inc.	Invoice: 31109 (Reference: North fountain repair.)		226.00	533,048.77
01/12/2024	0112ACH1	Engage PEO	BOS Mtg 1/4/24		111.20	532,937.57
01/12/2024	0112ACH2	George Smith, Jr	BOS Mtg 1/4/24		184.70	532,752.87
01/12/2024	0112ACH3	Heidi Clawson	BOS Mtg 1/4/24		184.70	532,568.17
01/17/2024	EFT011724	Florida Department of Revenue	Sales Tax 4Q 2023		218.92	532,349.25
01/17/2024	1517	Pasco County BOCC	Inspection # 13339, Property # 8003672		100.00	532,249.25
01/17/2024	1518	Pasco County BOCC	Inspection # 13341, Property # 8003679		100.00	532,149.25
01/22/2024	1ACH012224	Pasco County Utilities Services Branch	0 Community Center 11/17-12/19/23		1,746.41	530,402.84
01/22/2024	2ACH012224	Pasco County Utilities Services Branch	18981 Long Lake Ranch Blvd 11/17 -12/19/23		170.67	530,232.17
01/22/2024	ACH012224	BANK UNITED VISA CC	Assorted receipts		1,078.22	529,153.95
01/23/2024	100285	Business Observer	Invoice: 24-00092P (Reference: Legal Advertising.) Invoice: 46 (Reference: General Engineering Services - Project 20192175-000.)		70.00	529,083.95
01/23/2024	100286	Johnson Engineering, Inc.	Invoice: 16042 (Reference: Irrigation Repairs 12.12.23.) Invoice: 16015 (Reference: Irrigation Repairs 12.01.23.)		382.50	528,701.45
01/23/2024	100287	RedTree Landscape Systems			113.50	528,587.95
01/23/2024	100288	Vesta Property Services, Inc.	Invoice: WC0594 (Reference: Storm cleanup surcharge (Large pool).)		35.00	528,552.95
01/23/2024	100289	Vesta Property Services	Invoice: WC0595 (Reference: Storm cleanup surcharge (Foxtail pool).)		35.00	528,517.95
01/31/2024	100290	RedTree Landscape Systems	Invoice: 16156 (Reference: Irrigation Repairs 01.02.24.)		99.75	528,418.20
01/31/2024	100291	The Pool Doctor of Central Florida	Invoice: 154951 (Reference: Rebuild Vac Pump.)		325.99	528,092.21
01/31/2024		EOM Balance		28,049.39	2,044,704.34	528,092.21

EXHIBIT 6

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-02079P

Date 12/22/2023

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

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

Description

Amount

Serial # 23-02079P

\$63.44

Long Lake Ranch Community Development District Notice of Board of Supervisors Meeting

RE: Board of Supervisors regular meeting on January 4, 2024 at 6:00 p.m.

Published: 12/22/2023

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$63.44

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the “**District**”) will be held on Thursday, January 4, 2024, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

Long Lake Ranch Community Development District

Tish Dobson, District Manager
(321) 263-0132, Ext. 285
December 22, 2023

23-02079P

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

NOTICE

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

December 21, 2023

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470

Reference: Invoice No. 3326117
Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3326117
12123-1

Re: General Counsel

For Professional Legal Services Rendered

11/02/23	S. Sandy	0.30	82.50	Confer with Dobson regarding US Inspector General's investigation regarding mail theft
11/09/23	D. Wilbourn	0.20	31.00	Review and disseminate pool surface repair agreement
11/20/23	J. Brown	0.60	219.00	Review correspondence and back-up concerning dispute with property owner installing pool and cost of repairs to damaged District sidewalk and landscaping; confer with Warner regarding same; review draft demand letter and small claims complaint
11/20/23	A. Warner	2.00	310.00	Prepare letter and statement of demand and confer with Brown
11/21/23	J. Brown	0.50	182.50	Review small claims demand letter; work session with Sandy regarding same; review related correspondence
11/27/23	S. Sandy	0.20	55.00	Confer with Ledger regarding public hearing notice

KUTAK ROCK LLP

Long Lake Ranch CDD

December 21, 2023

Client Matter No. 12123-1

Invoice No. 3326117

Page 2

TOTAL HOURS 3.80

TOTAL FOR SERVICES RENDERED \$880.00

TOTAL CURRENT AMOUNT DUE \$880.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 21, 2023

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470

Reference: Invoice No. 3327878

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3327878
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

11/02/23	S. Sandy	Prepare for and attend Board meeting; conduct follow-up regarding same
11/03/23	D. Wilbourn	Prepare surplus property resolution
11/06/23	D. Wilbourn	Update resolution declaring surplus property
11/08/23	S. Sandy	Conduct meeting follow-up

TOTAL FOR SERVICES RENDERED \$2,060.00

TOTAL CURRENT AMOUNT DUE \$2,060.00



Your Monthly Invoice

Account Summary

New Charges Due Date	1/08/24
Billing Date	12/15/23
Account Number	813-949-6028-061521-5
PIN	8323
Previous Balance	110.99
Payments Received Thru 12/11/23	-110.99
Thank you for your payment!	
Balance Forward	.00
New Charges	110.99
Total Amount Due	\$110.99



**ANYTIME,
ANYWHERE
SUPPORT**

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

frontier.com/resources/myfrontier-mobile-app

**WAYS
TO PAY
YOUR
BILL**



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



800-801-6652



GET IT ON
Google Play



Download on the
App Store

MyFrontier app



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

6790 0007 NO RP 15 12172023 NNNNNNNN 01 000043 0001

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



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



Date of Bill
Account Number

12/15/23
813-949-6028-061521-5

CURRENT BILLING SUMMARY

Local Service from 12/15/23 to 01/14/24

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

CUSTOMER TALK

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Get protected. Call 855-757-3369.

Beginning with your next bill, your Centranet line charge will increase \$5.00 per month, per line. We may have alternative Voice services available in your area. Please call 844-725-0280 to learn more.







Your Monthly Invoice

Account Summary

New Charges Due Date	1/08/24
Billing Date	12/15/23
Account Number	813-406-4423-061521-5
PIN	8336
Previous Balance	210.94
Payments Received Thru 12/11/23	-210.94
Thank you for your payment!	
Balance Forward	.00
New Charges	210.94
Total Amount Due	\$210.94



RECEIVED DEC 21 2023

**ANYTIME,
ANYWHERE
SUPPORT**

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

frontier.com/resources/myfrontier-mobile-app

**WAYS
TO PAY
YOUR
BILL**



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



800-801-6652



MyFrontier® app



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

6790 0007 NO RP 15 12172023 NNNNNNNN 01 000350 0002

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



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



Date of Bill
Account Number

12/15/23
813-406-4423-061521-5

CURRENT BILLING SUMMARY

Local Service from 12/15/23 to 01/14/24

Table with columns: Qty Description, 813/406-4423.0, Charge. Rows include Basic Charges (OneVoice Nationwide, Carrier Cost Recovery Surcharge, etc.), Non Basic Charges (Business Fiber Internet 500), and Toll/Other (Federal Primary Carrier Single Line Charge, etc.). Total: 210.94

CUSTOMER TALK

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

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Get protected. Call 855-757-3369.

Beginning with your next bill, your Centranet line charge will increase \$5.00 per month, per line. We may have alternative Voice services available in your area. Please call 844-725-0280 to learn more.





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



156 0 1
 10-10002

LONG LAKE RANCH CDD

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

Bill Number: 19580909

Billing Date: 12/21/2023

Billing Period: 11/6/2023 to 12/6/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
				12/6/2023			

Transactions	
Previous Bill	72.88
Payment 12/11/23	-72.88 CR
Balance Forward	0.00
Current Transactions	
Adjustments	
Fire Line/Hydrant Base Charge	72.88
Total Current Transactions	72.88
TOTAL BALANCE DUE	\$72.88

RECEIVED DEC 26 2023



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

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

Total Balance Due	\$72.88
Due Date	1/8/2024

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

The Total Due will be electronically transferred on 01/08/2024.

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

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

013078005092928041958090990000072887

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



INVOICE

Invoice SW0000483407
Page Page 1 of 1
Date 01/01/2024
Customer 16948
Site 0
PO Number
Due Date 01/26/2024

Bill To: **LONG LAKE RANCH CDD**
250 INTERNATIONAL PKWY #208
C/O DPGF MGMT & CONSULTING
LAKE MARY, FL 32746

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD 1x Week				
01 - Jan	MONTHLY - WASTE COLLECTION (Jan 01/24 - Jan 31/24)		\$94.40	1.00	\$94.40
01 - Jan	ADMIN FEE - MONTHLY (Jan 01/24 - Jan 31/24)		\$3.95	1.00	\$3.95
01 - Jan	FUEL SURCHARGE				\$3.22
	SITE TOTAL				\$101.57

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

INVOICE TOTAL \$101.57

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

Invoice SW0000483407
Page Page 1 of 1
Date 01/01/2024
Customer 16948
Site 0
PO Number
Due Date 01/26/2024

Please return this portion with payment to:

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

AMOUNT REMITTED

0025756SW0169480000SW000048340700000201572



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 Long Lake Ranch Blvd Lutz, Florida 33548

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
31546	12/29/2023	\$549.00	01/13/2024	Net 15	

P.O. NUMBER
10740

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/18/2023	Reason for call: Trace old analog playground camera wire/pipe to see if it can be used to install new camera. Tech notes: 1. Pulled camera and hooked up toner to wire and traced it back to the bathroom area - found splice box underground. 2. Pulled old wire out, installed pull line, and pulled new underground CAT5E cable and terminated it. 3. Installed new back box and camera. 4. Networked camera to NVR - OK.			
12/18/2023	Camera installation (1) IP5TRFE IP 5MP turret camera with audio and 100' DB underground CAT5E Installation included	1	549.00	549.00

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

\$549.00



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 Long Lake Ranch Blvd Lutz, Florida 33548

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
31541	12/29/2023	\$145.00	01/13/2024	Net 15	

P.O. NUMBER
10735

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/11/2023	Service:Reg. Reason for call: 1. Reset access system database. 2. Check camera 10 - cloudy. Tech notes: 1. Checked DNS server on panels - set to 1.1.1.1. 2. Rebooted and tested new cards - OK. 3. Checked camera 10 and found moisture in lens - pulled camera to send to manufacturer for warranty issue with lens.	1	145.00	145.00

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

\$145.00



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

Invoice

Date: 12/28/2023
 Invoice #: 2023-622

To:

Long Lake Ranch CDD
 DPF Management & Consulting LLC
 250 International Parkway, Suite 208
 Lake Mary, FL 32746

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

Due Date	Service Date:
1/27/2024	December 2023

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	100.00%	2,460.00

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

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15960



BILL TO

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

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

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance Monthly Grounds Maintenance	1	13,675.00	13,675.00

For the service month of this billing, kindly refer to the date on the invoice. Thank you!

TOTAL DUE **\$13,675.00**

THANK YOU.



Invoice

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

Invoice # 416368
Date 12/01/2023
Terms
Due Date 12/01/2023
Memo Monthly Pool Maintena...

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

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



Invoice

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

Invoice # 416268
Date 12/30/2023
Terms
Due Date 12/30/2023
Memo December'23 Fees

Bill To

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

Description	Quantity	Rate	Amount
Clubhouse Attendant	1	351.84	351.84
Clubhouse Maintenance	1	2,150.61	2,150.61

Thank you for your business.

Total 2,502.45



Resident Services Invoice

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

Date 12/02/2023
Invoice # WC0541
Terms Due on receipt

Bill To

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

Description	Quantity	Rate	Serial/Lot Numbers	Amount	Tax Code
Replace tank clamp on pump on Foftail pool, install new toro valve and auto fill float	1	385.00		385.00	-Not Taxable-

Total 385.00
Amount Due 385.00

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



WC0541



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

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

Date 01/01/2024

Invoice # 416286

In Reference To:

Monthly contracted management fees, as follows:

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

Description	Quantity	Rate	Amount
District Management Services	1		1,666.67
Accounting Services	1		916.66
Administration Services	1		916.66
Assessment Preparation	1		416.67
Field Operation Services	1		420.92
		Total	4,337.58

Blue Water Aquatics, Inc.

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



INVOICE

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

INVOICE 31109
DATE 12/28/2023
TERMS Net 45
DUE DATE 02/11/2024

DATE		DESCRIPTION	QTY	RATE	AMOUNT
08/11/2023	Fountain Repair	Remove 3hp fountain from water and diagnose repairs needed (north fountain)	1	226.00	226.00
SUBTOTAL					226.00
TAX					0.00
TOTAL					226.00
BALANCE DUE					\$226.00

THANK YOU for choosing Blue Water Aquatics, Inc.!



State of Florida Department of Revenue

[DOR Home](#)

[e-Services Home](#)

[Print Page](#)

[Contacts](#)

[Logout](#)

Sales Tax - [Click for Help](#)

NODE: 4

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 61-8017823328-7

Confirmation Number: 240116300334

[Click Here for Survey](#)

DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
61-8017823328-7	10/2023 - 12/2023	01/16/2024 12:39:46 PM ET

Surtax Rate: 0.0100

Location Address

5844 OLD PASCO RD STE 100
WESLEY CHAPEL, FL 33544-4010

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

Contact Information	
Name	Stacy Kapnic
Phone	(321) 263 - 0132
Email	districtap@vestapropertyservices.com

Debit Date:	1/17/2024
Amount for Check:	\$218.92
Bank Routing Number:	267090594
Bank Account Number:	9855243309
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	LONG LAKE RANCH COMMUNITY DEVELOPMENT DI

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Stacy Kapnic
Phone Number:	321-263-0132
E-Mail Address:	districtap@vestapropertyservices.com

1. Gross Sales	\$ 3207.50
<i>(Do not include tax)</i>	
2. Exempt Sales	\$ 0.00
<i>(Include these in Gross Sales, Line 1)</i>	
3. Taxable Sales/Purchases	\$ 3207.50
<i>(Include Internet/Out-of-State Purchases)</i>	

Discretionary Sales Surtax Information		
A. Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax	\$	0.00
B. Total Discretionary Sales Surtax Due	\$	32.08

4. Total Tax Due	\$	224.53
<i>(Include Discretionary Sales Surtax from Line B)</i>		
5. Less Lawful Deductions	\$	0.00
6. Less DOR Credit Memo	\$	0.00
7. Net Tax Due	\$	224.53
8. a. Less (-) Collection Allowance; or if Late,	\$	5.61
8. b. Plus (+) Penalty and Interest	\$	0.00
9. Amount Due With Return	\$	218.92

You have chosen not to donate your collection allowance to education.

Payment you have authorized

218.92

Back to Menu

Print Confirmation

Save as PDF

[[FAQs](#)]

[[Privacy](#)]

[[Disclaimer](#)]



Long Lake Ranch CDD
Profit & Loss by Class
 October through December 2023

	1. General Fund	2. Reserve Fund	3. DS 2014
Ordinary Income/Expense			
Income			
131000 · Temporary Deposit General Fund	0.00	0.00	0.00
1361000 · Interest Income			
1361001 · Interest- MM	0.00	11,613.46	0.00
2361000 · Interest- CRF	0.00	1,133.97	0.00
3361000 · Interest- Investment DS 2014	0.00	0.00	5,984.37
4361000 · Interest- Investment DS 2015	0.00	0.00	0.00
5361000 · Interest- Investment DS 2016	0.00	0.00	0.00
Total 1361000 · Interest Income	0.00	12,747.43	5,984.37
1363095 · Rental Income	360.00	0.00	0.00
1363096 · Recreation Center Tennis	360.00	0.00	0.00
1363097 · Gate Access Cards	50.00	0.00	0.00
1363098 · Signage Rental	2,400.00	0.00	0.00
1363099 · Miscellaneous Revenue	37.50	0.00	0.00
1363111 · Assessments On Roll			
1363000 · Assessments On Roll GF	1,150,063.51	0.00	0.00
2363000 · Assessments On Roll CRF	0.00	284,641.90	0.00
3363000 · Assessments On Roll DS 2014	0.00	0.00	302,432.03
4363000 · Assessments On Roll DS 2015	0.00	0.00	0.00
5363000 · Assessments On Roll DS 2016	0.00	0.00	0.00
Total 1363111 · Assessments On Roll	1,150,063.51	284,641.90	302,432.03
Total Income	1,153,271.01	297,389.33	308,416.40
Gross Profit	1,153,271.01	297,389.33	308,416.40
Expense			
1110000 · Administrative			
1510000 · Board of Supervisors	1,800.00	0.00	0.00
1510010 · Payroll FICA Taxes	137.70	0.00	0.00
1510020 · Payroll Service Fee	150.00	0.00	0.00
1510030 · District Management	5,000.01	0.00	0.00
1510040 · Administrative Services	2,749.98	0.00	0.00
1510050 · Accounting Services	2,749.98	0.00	0.00
1510060 · Assessment Roll Collection Fee	1,250.01	0.00	0.00
1510080 · District Legal Counsel	7,329.66	0.00	0.00
1510090 · District Engineering Services	1,487.50	0.00	0.00
1510120 · Annual District Filing Fee	175.00	0.00	0.00
1510135 · Sales Tax	156.75	0.00	0.00
1510140 · Legal Advertising	216.56	0.00	0.00
1510150 · Website Hosting	1,620.84	0.00	0.00
Total 1110000 · Administrative	24,823.99	0.00	0.00
1120000 · Insurance			
1520010 · Insurance - Property	28,760.00	0.00	0.00
1120000 · Insurance - Other	850.00	0.00	0.00
Total 1120000 · Insurance	29,610.00	0.00	0.00
1130000 · Debt Service Administration			
1530020 · Trustee Fees	4,040.63	0.00	0.00
1530030 · Dissemination Agent	3,000.00	0.00	0.00
Total 1130000 · Debt Service Administration	7,040.63	0.00	0.00



Pasco County Fire Rescue

4111 Land O' Lakes Blvd #208, Land O' Lakes, FL 34639

Phone: 813-929-2750

2nd Notice

Invoice Date 12/04/2023

Invoice # - 2023004605

Douglas Ruhlig

Property Description LONG LAKE RANCH CLUBHOUSE

Location

19037 LONG LAKE RANCH BLVD
Lutz FL 33558

Details

Inspection Type: Annual \ Periodic, Inspection # 13339, Property # 8003672, Address: 19037 LONG LAKE RANCH BLVD Lutz FL 33558 on 12/04/2023

Calculation:

Billing Type Description: Commercial Occupancies 1-15000 Sq. Ft.

Property Fee:\$100.00

Total Fee = \$100.00

Invoice Total: \$100.00

Created By Kathleen Schloss

Pay Online:

<https://payments.eprsys.com/Fire/P/K?linkx=2157151&guid=A1Yw>



Payment is due within 30 days

Make checks payable to: Pasco County BOCC.

Mail Payment to: Pasco County Fire Rescue, Attention: Community Risk Reduction, 4111 Land O' Lakes Blvd., Suite 208, Land O' Lakes, FL 34639.

If you have any questions concerning this invoice, contact Community Risk Reduction at (813) 929-2737 or email crr@mypasco.net



Pasco County Fire Rescue

4111 Land O' Lakes Blvd #208, Land O' Lakes, FL 34639

Phone: 813-929-2750

2nd Notice

Invoice Date 12/04/2023

Invoice # - 2023004607

Douglas Ruhlig

Property Description LONG LAKE RANCH PAVILION
AND PLAYGROUND

Location 18981 LONG LAKE RANCH BLVD
Lutz FL 33558

Details

Inspection Type: Annual \ Periodic, Inspection # 13341, Property # 8003679, Address: 18981 LONG LAKE RANCH BLVD Lutz FL 33558 on 12/04/2023

Calculation:

Billing Type Description: Commercial Occupancies 1-15000 Sq. Ft.

Property Fee:\$100.00

Total Fee = \$100.00

Invoice Total: \$100.00

Created By Kathleen Schloss

Pay Online:

<https://payments.eprsys.com/Fire/P/K?linkx=2157178&guid=Ep8w>



Payment is due within 30 days

Make checks payable to: Pasco County BOCC.

Mail Payment to: Pasco County Fire Rescue, Attention: Community Risk Reduction, 4111 Land O' Lakes Blvd., Suite 208, Land O' Lakes, FL 34639.

If you have any questions concerning this invoice, contact Community Risk Reduction at (813) 929-2737 or email crr@mypasco.net



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

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

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



34 0 1
 42-52316

LONG LAKE RANCH CDD
 Service Address: **0 COMMUNITY CENTER**
 Bill Number: 19625055
 Billing Date: 1/3/2024
 Billing Period: 11/17/2023 to 12/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	11/17/2023	23607	12/19/2023	23837	32	230

Usage History

Irrigation

December 2023	230
November 2023	195
October 2023	160
September 2023	174
August 2023	160
July 2023	164
June 2023	205
May 2023	127
April 2023	14
March 2023	81
February 2023	75
January 2023	6

Transactions

Previous Bill	1,435.26
Payment 12/21/23	-1,435.26 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	39.21
Water Tier 1	50.0 Thousand Gals X \$3.29 164.50
Water Tier 2	25.0 Thousand Gals X \$6.59 164.75
Water Tier 3	155.0 Thousand Gals X \$8.89 1,377.95
Total Current Transactions	1,746.41
TOTAL BALANCE DUE	\$1,746.41

RECEIVED JAN 05 2024



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 0928090
 Customer # 01307800
 Balance Forward 0.00
 Current Transactions 1,746.41

Total Balance Due	\$1,746.41
Due Date	1/22/2024

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

The Total Due will be electronically transferred on 01/22/2024.

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

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

013078005092809061962505510001746413



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

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

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



35 0 1
 42-52316

LONG LAKE RANCH CDD
 Service Address: **18981 LONG LAKE RANCH BOULEVARD**
 Bill Number: 19625060
 Billing Date: 1/3/2024
 Billing Period: 11/17/2023 to 12/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	11/17/2023	356	12/19/2023	360	32	4

Usage History
 Water

December 2023	4
November 2023	6
October 2023	4
September 2023	2
August 2023	7
July 2023	2
June 2023	4
May 2023	3
April 2023	5
March 2023	4
February 2023	1
January 2023	2

Transactions

Previous Bill	188.23
Payment 12/21/23	-188.23 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.21
Water Tier 1	4.0 Thousand Gals X \$2.07 = 8.28
Sewer	
Sewer Base Charge	96.34
Sewer Charges	4.0 Thousand Gals X \$6.71 = 26.84
Total Current Transactions	170.67
TOTAL BALANCE DUE	\$170.67

RECEIVED JAN 05 2024



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0928725
Customer #	01307800
Balance Forward	0.00
Current Transactions	170.67

Total Balance Due	\$170.67
Due Date	1/22/2024

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

The Total Due will be electronically transferred on 01/22/2024.

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

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

013078005092872571962506090000170675

Business Observer

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

INVOICE

Legal Advertising

Invoice # 24-00092P

Date 01/19/2024

Attn:
Long Lake Ranch CDD (Vesta) DNR 1.2.24
250 INTERNATIONAL PKWY, STE. 208
LAKE MARY FL 32746

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

Description

Amount

Serial # 24-00092P

\$70.00

Long Lake Ranch Community Development District Notice of Board of Supervisors Meeting and Notice of Audit Committee Meeting

RE: Audit Review Committee Meeting on Thursday, February 1, 2024 at 6:00 p.m.

Published: 1/19/2024

Important Message

Please include our Serial #
on your check

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

Paid
Total

()

\$70.00

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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

The Audit Review Committee for the Long Lake Ranch Community Development District ("District") will hold an audit review committee meeting on Thursday, February 1, 2024 at 6:00 p.m., and located at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. At the meeting, the Audit Review Committee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which the regular meeting will be held at the same date, time, and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132 X-285, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tish Dobson
District Manager
January 19, 2024

24-00092P

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

NOTICE

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

Serial Number
24-00092P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Long Lake Ranch Community Development District Notice of Board of Supervisors Meeting and Notice of Audit Committee Meeting

in the matter of Audit Review Committee Meeting on Thursday, February 1, 2024 at 6:00 p.m.

in the Court, was published in said newspaper by print in the

issues of 1/19/2024

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

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

The Audit Review Committee for the Long Lake Ranch Community Development District ("District") will hold an audit review committee meeting on Thursday, February 1, 2024 at 6:00 p.m., and located at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33556. At the meeting, the Audit Review Committee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which the regular meeting will be held at the same date, time, and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132 X-285, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tish Dobson
District Manager
January 19, 2024

24-00092P

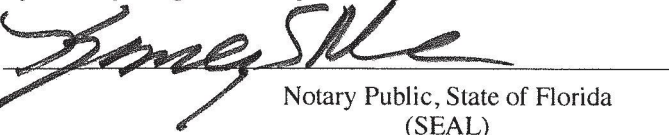


Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

19th day of January, 2024 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)

Kimberly S. Martin
Comm.:HH 282034
Expires: July 25, 2026
Notary Public - State of Florida

RECEIVED JAN 22 2024

Johnson Engineering, Inc.

Remit To:
2122 Johnson Street
Fort Myers, FL 33901
Ph: 239.334.0046

Project Manager Philip Chang

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

Invoice

January 12, 2024
Project No: 20192175-000
Invoice No: 46

FEID #59-1173834

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

Professional Services through January 7, 2024

Phase 01 General Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	12/21/2023	.25	170.00	42.50	
	Provide additional information to contractor for storm structure repair;				
Chang, Philip	1/2/2024	1.50	170.00	255.00	
	Site visit to verify storm structure skimmer repair; Discussion with contractor that previously repaired erosion around MES in pond 60; prepare inspection form and provide info/summary of site visit;				
Chang, Philip	1/4/2024	.50	170.00	85.00	
	Submit statement of inspection form to SWFWMD for Village 1 storm system cert				
	Totals	2.25		382.50	
	Total Labor				382.50
					Total this Phase \$382.50
					Total this Invoice \$382.50

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

Invoice 16015



BILL TO

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

DATE	PLEASE PAY	DUE DATE
12/31/2024	\$73.00	12/31/2024

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 12/1/23:		0.00	0.00
Long Lake Ranch Blvd			
Repair drip cut		0.00	0.00
Install 2 bubblers			
2 flex repairs			
Sales	2	0.50	1.00
Drip coupler			
Sales	2	1.00	2.00
Drip line, per foot			
Sales	2	1.50	3.00
1/2" flex line, per foot			
Sales	2	5.50	11.00
Bubbler			
Sales	2	0.50	1.00
1/2" coupling			
Sales	1	55.00	55.00
Labor - technician			

TOTAL DUE **\$73.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 16042



BILL TO

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

DATE 12/31/2023	PLEASE PAY \$40.50	DUE DATE 12/31/2023
---------------------------	------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 12/12/23:		0.00	0.00
Long Lake Blvd			
6 Drip repairs - Clubhouse		0.00	0.00
Sales	1	4.50	4.50
Combo Tee drip			
Sales	1	0.50	0.50
90 barb drip			
Sales	4	1.00	4.00
Drip pipe, per foot			
Sales	8	0.50	4.00
Drip coupler			
Sales	0.50	55.00	27.50
Labor - technician			

TOTAL DUE	\$40.50
------------------	----------------

THANK YOU.



Resident Services Invoice

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

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

Bill To

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

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

Total 35.00
Amount Due 35.00

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



WC0594



Resident Services Invoice

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

Date 12/30/2023
Invoice # WC0595
Terms Due on receipt

Bill To

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

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

Total 35.00
Amount Due 35.00

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



WC0595

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 16156



BILL TO

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

DATE 01/24/2024	PLEASE PAY \$99.75	DUE DATE 01/24/2024
---------------------------	------------------------------	-------------------------------

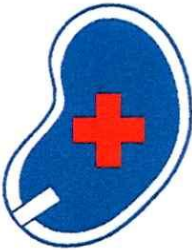
ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 1/2/24:		0.00	0.00
Clubhouse - Install (1) spray head, repair (3) bubblers			
Sales	1	18.75	18.75
6" spray head			
Sales	1	1.50	1.50
90 PVC Threaded			
Sales	1	0.50	0.50
1/2 PVC coupling			
Sales	3	1.50	4.50
Flex pipe, per foot			
Sales	3	6.50	19.50
Bubbler			
Sales	1	55.00	55.00
Labor - technician			

TOTAL DUE	\$99.75
------------------	----------------

THANK YOU.

Service Invoice

THE POOL DOCTOR



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

Invoice #: 154951

Bill to:

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

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

Completed: 1/12/2024

Terms: ~~Due upon receipt~~

QTY	Detail	Rate/Price	Amount
	CHANGE ORDER- REBUILD VAC PUMP TO IMPROVE PERFORMANCE		
	1- IMPELLER	\$96.30	\$96.30
	1- DIFFUSER	\$60.23	\$60.23
	1- SEAL PLATE O-RING	\$10.24	\$10.24
	1- DIFFUSER O-RING	\$8.30	\$8.30
	1- SHAFT SEAL	\$10.43	\$10.43
	TAX	\$12.99	\$12.99
1.5 Hrs.	1/12/2024 LABOR	\$85.00	\$127.50

Thank You for calling The Pool Doctor

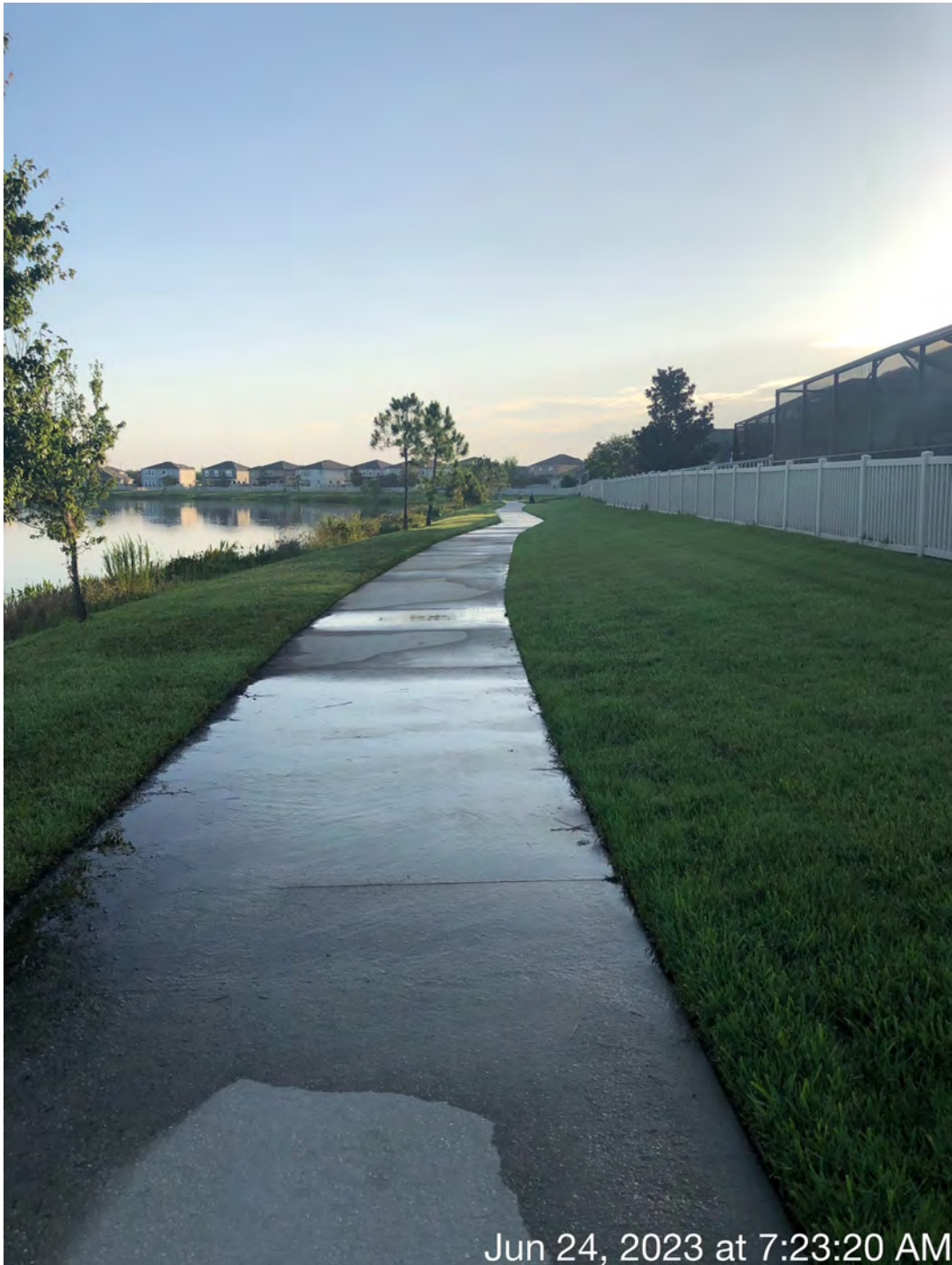
Parts Subtotal:	\$0.00
Labor Subtotal:	\$127.50
Misc. Subtotal:	\$198.49
Tax:	\$0.00
Total:	\$325.99

Specializing in Pool & Spa Service, Repair, Remodeling

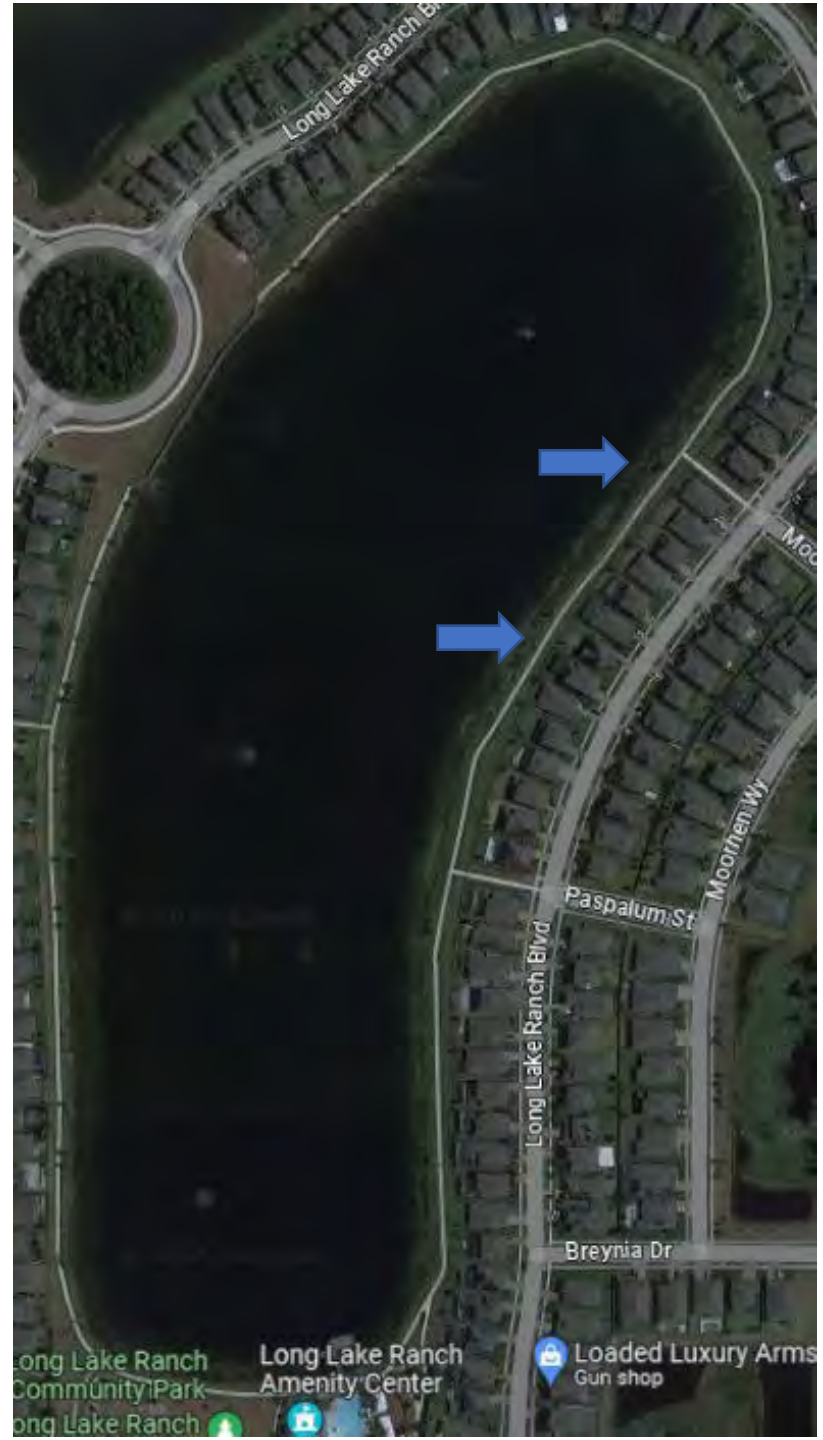
EXHIBIT 7

Long
Lake
Ranch
USA



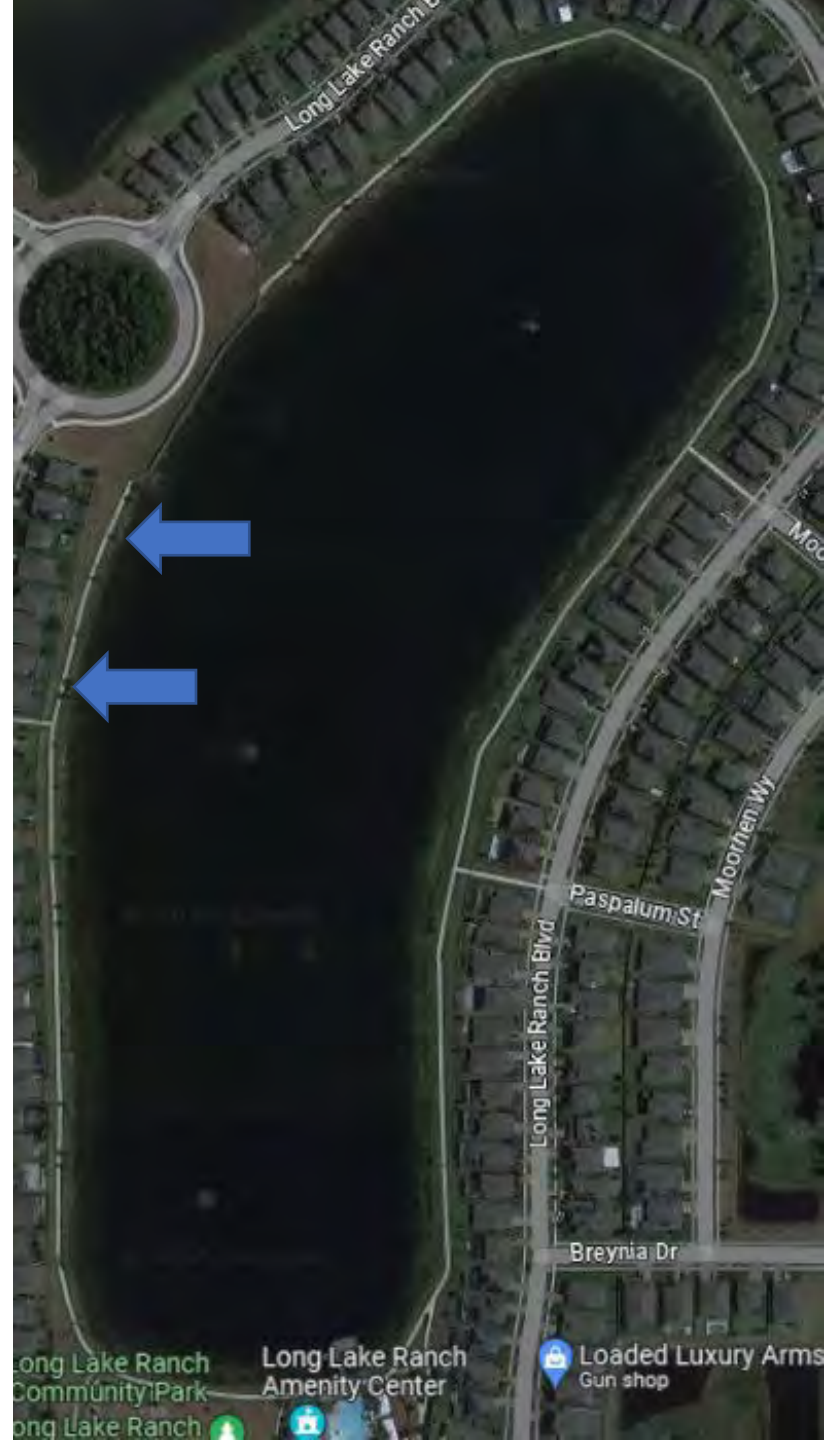


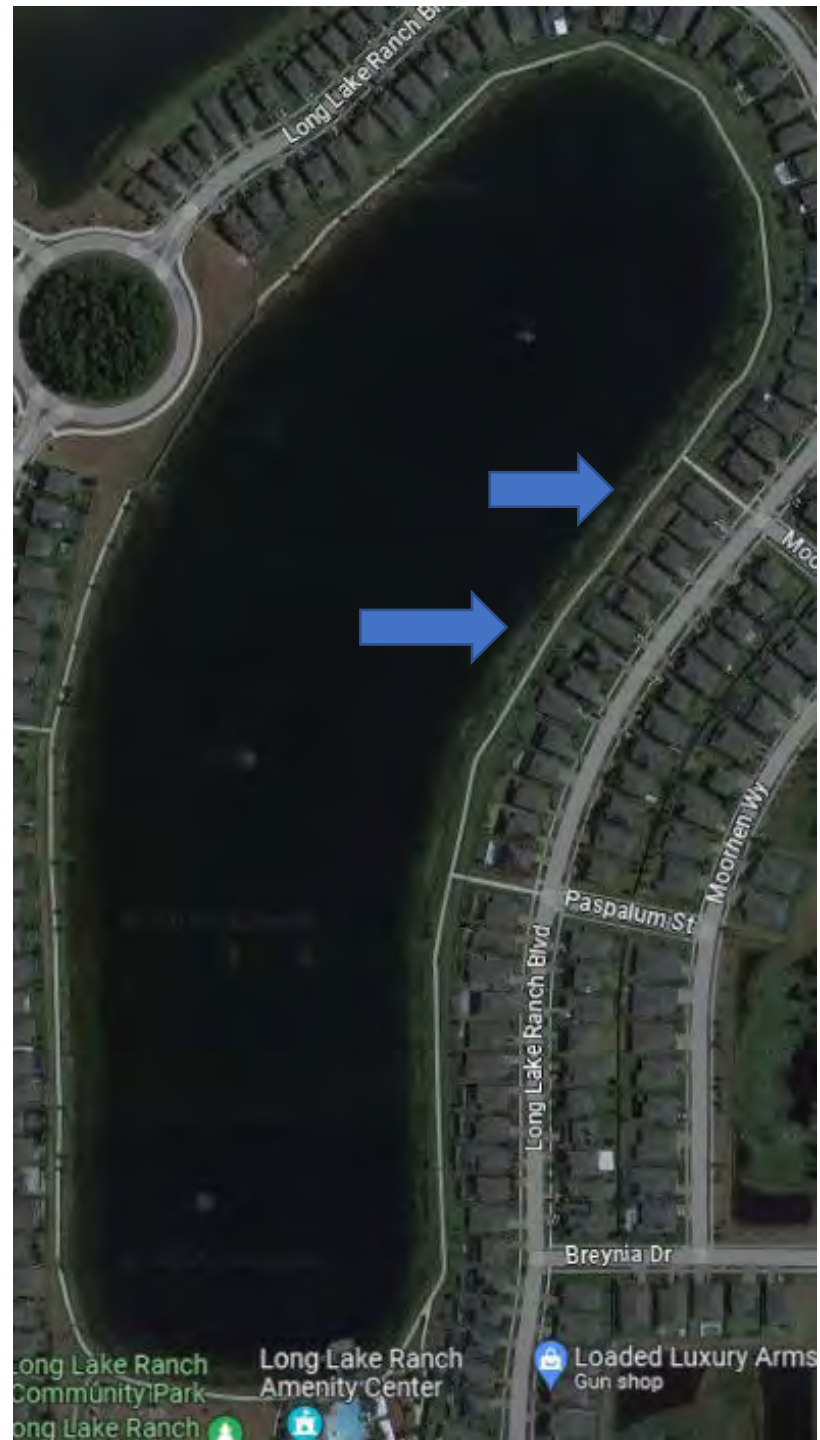
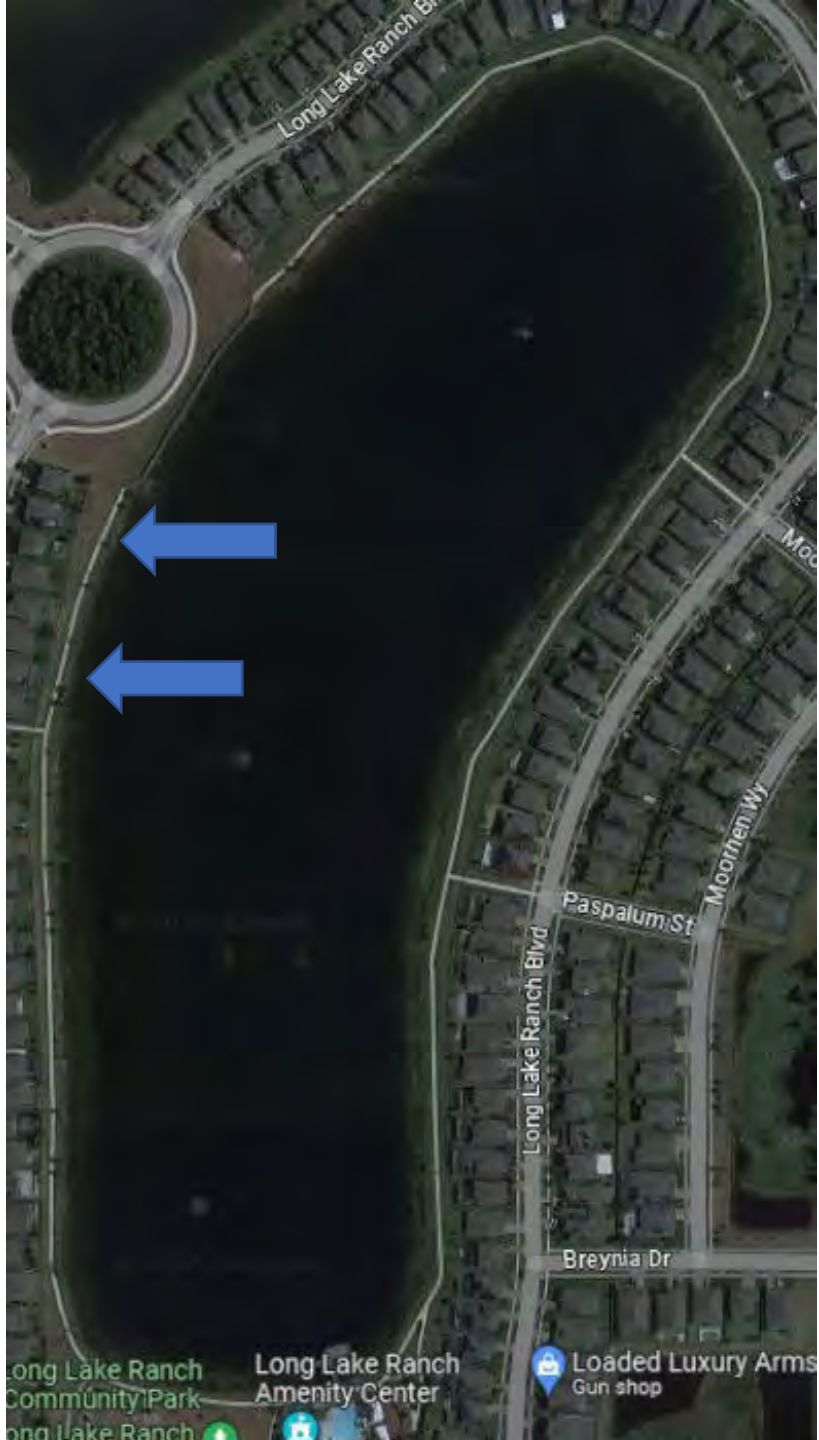
Jun 24, 2023 at 7:23:20 AM





Jun 24, 2023 at 7:29:26 AM







May 21, 2023 at 3:58:40 PM





Jun 21, 2023 at 7:21:19 PM



Jun 21, 2023 at 7:26:29 PM



NDS®

We put water in its place

EZ-Drain French Drain

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

[View Product](#)

30% Better Flow Rate

Poly-Rock™ aggregate features engineered flow channels that increase capacity. The result is a superior flow rate – 30% better than gravel and pipe.



Extreme Durability

EZ-Drain offers a 100+ year material lifespan.



NDS Certified Drainage Contractors:

- 1) Water Oak Irrigation
- 2) Conserva Irrigation of Greater Clearwater
- 3) Red Tree Landscape Systems
- 4) Arden Hardeman Landscape

EXHIBIT 8

ESTIMATE

Finn Outdoor
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
(813)957-6075



Long Lake Ranch CDD

Bill to
Long Lake Ranch CDD

Ship to
Long Lake Ranch CDD

Estimate details

Estimate no.: 2118
Estimate date: 01/16/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Drainage Installation French drain with boxes and discharge -- Finn Outdoor will install approximately 300 linear feet of French drain (6" perforated pipe in 18"x18" #57 granite, fabric wrapped) with 5 inlet basins (approximately 1/4" below sidewalk grade) and two discharge runs to carry water to the adjacent lake. Sidewalk crossings will be done by cutting approximately 12" wide channels through the sidewalk, and repouring concrete to restore path.		1	\$18,750.00	\$18,750.00
2.		Drainage Installation French drain with box and discharge -- Finn Outdoor will install approximately 30 linear feet of French drain (6" perforated pipe in 18"x18" #57 granite, fabric wrapped) with 1 inlet basin (approximately 1/4" below sidewalk grade) and one discharge run to carry water to the adjacent lake. Sidewalk crossing will be done by cutting approximately 12" wide channel through the sidewalk, and repouring concrete to restore path.		1	\$1,875.00	\$1,875.00
					Total	\$20,625.00

EXHIBIT 9

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

PROPOSAL

Long Lake Ranch CDD

Pedestrian Trail Drainage

REVISED - 2/27/2024

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

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

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

Locations:

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

Sub-total \$23,520

Behind 1950-1986 Nature View Dr (approx. 230')

Sub-total \$9,660

TOTAL \$33,180

EXHIBIT 10

ESTIMATE



Prepared For

Long Lake Ranch
Lutz, FL

Visual Enhancements Inc

25052 Winslow Way
Land O Lakes, FL 34639
Phone: (813) 388-3839
Email: venhancements@gmail.com
Web: www.visualenhancementsinc.com

Estimate # 11870
Date 01/16/2024

Description	Total
Main Club house area \$18,812.97	
2 Wood covered areas near pool Pressure clean Caulk in wood gaps Paint all paintable surfaces with PPG Permanizer Super Premium exterior satin Prime all wood PPG Seal grip No wood repairs expected All materials and labor included	\$8,506.65
Covered bldg over mailboxes Pressure clean Caulk in wood gaps Paint all paintable surfaces with PPG Permanizer Super Premium exterior satin Prime all wood PPG Seal grip No wood repairs expected	\$2,379.31

All materials and labor included

Mailboxes \$7,927.01

Pressure clean boxes and scuff loose paint

Protect box numbers

Apply primer to unpainted areas

Paint with PPG DTM gloss finish

2nd clubhouse \$9,662.80

Clubhouse \$3,888.03

Pressure clean

Caulk in wood gaps

Paint all paintable surfaces with PPG Permanizer Super Premium exterior satin

Prime all wood PPG Seal grip

No wood repairs expected

All materials and labor included

Covered Area (not mailbox cover) \$2,613.29

Pressure clean

Caulk in wood gaps

Paint all paintable surfaces with PPG Permanizer Super Premium exterior satin

Prime all wood PPG Seal grip

Wood repair expense allowance included \$800.00

All materials and labor included

Mailboxes \$3,161.48

Pressure clean boxes and scuff loose paint

Protect box numbers

Apply primer to unpainted areas

Paint with PPG DTM gloss finish

Back Section

\$4,757.46

Cover over mailboxes

\$1,857.59

Pressure clean

Caulk in wood gaps

Paint all paintable surfaces with PPG Permanizer Super Premium exterior satin

Prime all wood PPG Seal grip

No wood repairs expected

All materials and labor included

Mailboxes

\$2,899.87

Pressure clean boxes and scuff loose paint

Protect box numbers

Apply primer to unpainted areas

Paint with PPG DTM gloss finish

Subtotal

\$33,233.23

Total

\$33,233.23

Disclaimer:

All work is to be completed in a workmanlike manner according to standard practices. Any change or deviation from the scope of work identified herein that results in additional cost to Visual Enhancements Inc ("Contractor") will be charged to the Customer as a cost that is separate from and in addition to the quoted price. The Contract Documents consist of this Proposal, the Terms and Conditions, all documents referenced therein, and the Limited Workmanship Warranty (if any), which are incorporated herein by reference. Customer agrees that his/her signature to any one of the Contract Documents constitutes his/her receipt and acceptance of all of the Contract Documents and Statutory Warnings. The parties agree that there is adequate consideration for this Proposal, the receipt and sufficiency of which is hereby acknowledged.

TERMS & CONDITIONS

1. General. This proposal is subject to change without notice and is automatically withdrawn on the 30th day following the date of issue if not accepted in writing and a copy of this proposal returned to Visual Enhancements Inc ("Contractor"). If the customer cancels this Agreement prior to the start of work, Customer is liable for 15% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. By executing this Agreement Customer and Contractor agree that the liquidated damages amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or to cancel this Agreement prior to commencing work if the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. As used in this Agreement, (a) the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days and (d) singular words include plural and vice versa.

2. Access. Customer shall provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Customer represents to Contractor that all of the existing surfaces are suitable to receive the materials identified in the scope of work. Customer shall provide Contractor with access to deliver and/or remove materials and debris. Prior to the commencement of work, Customer shall provide Contractor with access to the interior of the structure, upon reasonable notice by Contractor, to inspect the premises for stains, ceiling damage and/or structural damage. Contractor shall not be responsible for any preexisting stains, ceiling damage and/or structural damage. Customer shall provide Contractor with all information necessary to prepare the Notice of Commencement. Customer and/or Owner shall hold harmless and indemnify Contractor from all damages, liabilities, attorney's fees and other expenses incurred as a result of the Customer and/or Customer's failure to fulfill its obligations under this paragraph.

3. Payment Terms. Customer shall make payment to Contractor as follows, unless stated otherwise herein: Customer shall pay 50% of the total Agreement amount as a deposit to Contractor within two (2) weeks prior to commencing work; Customer shall pay or cause to be paid the amount of any payment request within thirty (30) days of receipt of a payment request from Contractor. By executing this Agreement, Customer authorizes Contractor to perform a

credit check on Customer. Customer shall pay interest at the rate 1 1/2% per month (ANNUAL PERCENTAGE RATE OF 18%), unless otherwise required by law, on the balance of any and all unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. The total Agreement amount, including the charges for changes/extras outside the scope of work identified herein, shall be payable to Contractor in accordance with the Agreement. No portion of the agreed upon payment may be withheld, back charged or used as a setoff of the agreed upon payment amount without the written consent of Contractor. Customer acknowledges and agrees that it has an independent obligation to pay Contractor regardless of any outstanding insurance claims. If Customer does not make payment, Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated. Collection matters may be processed through litigation or arbitration at Contractor's sole discretion. If there is an increase in the price of materials charged to the Contractor in excess of five (5%) percent, subsequent to making this Agreement, then the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor. As an additional remedy, if the actual cost of any line item increases more than 10% subsequent to the making of this Agreement, Contractor, at its sole discretion, may terminate the contract for convenience. Contractor shall submit written documentation of the increased charges to the Customer. If Customer fails to pay Contractor in accordance with this Agreement, then Contractor may, at its sole discretion, suspend performance of all work, suspend shipments and/or warranties until full payment is made, and/or terminate this Agreement. If a suspension occurs that is not caused solely by the Contractor, the Agreement sum shall be increased by the amount of contractor's reasonable costs of shut-down delay and start-up. The parties acknowledge and agree that the substitution of materials and price adjustments may be required based on changes in material availability and the cost to obtain and deliver materials to the project between the date of this Agreement and the delivery date. In such event, Contractor and Customer shall work together in good faith to identify substitute materials that are similar in price and quality and that do not cause an increase to the Agreement amount. If Customer selects substitute materials that increase the Agreement amount, then the Agreement will be adjusted to reflect the additional costs incurred by the Contractor to purchase and deliver the materials.

4. Site Conditions. Should the Contractor discover concealed or unknown conditions in the existing structure that vary from those conditions ordinarily encountered and generally recognized as inherent in the work of the character identified in this Agreement, then the Agreement amount shall be equitably adjusted upon notice thereof from the Contractor to the Customer. Contractor is not responsible for damages or leaks due to existing conditions or existing sources of leakage simply because Contractor started work on a building or performed repair work. Contractor is not responsible for condensation, moisture migration from the building interior or other building components, or structural conditions.

5. Restrictions and Requirements. Contractor shall carry worker's compensation, automobile liability, commercial general liability and any other insurance required by law. In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or that differs materially from that generally recognized as inherent in work of the

character provided for in this Agreement, all extra costs for Contractor's labor and materials shall be the sole obligation of the Customer. Prior to executing this Agreement, Customer shall notify Contractor in writing of all property and deed restrictions and/or covenants that relate to or restrict the improvements contained in this Agreement. Contractor shall not be responsible for work performed that does not comply with or conform to the property restrictions or covenants. Customer shall pay Contractor for all work performed in violation of any covenant or restriction if Customer failed to notify Contractor in writing prior to executing this Agreement.

6. Customer Protection of Property. Customer shall be solely responsible for any damage to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, pipes, landscaping, appurtenances, or other real or personal property at the project location during construction. Contractor shall not be responsible for any damage caused by dust or debris caused by Contractor's work. The cost for testing and abatement of asbestos and lead is the sole responsibility of the Customer. Customer shall be responsible for indoor air quality during the work and shall hold Contractor harmless, indemnify and defend Contractor from any and all claims, actions, proceedings, and complaints arising out of or relating to fumes, odors, and/or the indoor air quality during Contractor's performance of the work. Unless otherwise specified, there is no specific completion date for Contractor's work. Contractor will perform the work within a reasonable time and in a workmanlike manner.

7. Choice of Law, Venue and Attorney's Fees. This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be Pasco County, Florida. The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement including arbitration, administrative, appellate and/or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action.

8. Arbitration. If a dispute shall arise between Contractor and Customer with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof.

However, in the event there is litigation over the enforcement of a collection matter or construction lien, the parties KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.

9. Damage Limitation. In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, punitive, incidental or indirect damages, including loss of use or loss of profits. Contractor and Customer agree to

allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Customer is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses or claim expenses including attorneys' fees arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes.

10.Warranties. Unless otherwise provided: THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Customer fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees, if any, provided under the Agreement are solely for the original Customer and are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory. Warranties to be issued upon completion and full payment of this Agreement. If there is a breach in the applicable Manufacturer's warranty according to the stated terms and conditions of the warranty supplied, at that moment, this would simultaneously void Contractor's warranty and all of Contractor's responsibility and liability to correct, supplement, rectify, fix, etc. any and all issue(s) as a result of the breach in the Manufacturer's warranty.

11.Claims. It is Customer's duty to notify Contractor in writing within seven (7) days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.

12.Contractor's Default. Customer shall give Contractor at least seven (7) days written notice and the opportunity to cure or such additional time as is reasonably necessary to cure the alleged breach, before declaring the Contractor in default of this Agreement.

13.Acts of God. Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; strikes pandemics, epidemics, COVID-19 or similar viruses/illnesses requiring quarantine, work stoppage or slowdown in the progress of the work as a result of any ongoing epidemic or pandemic whether caused by a private actor's decision, government action, or an outbreak related to COVID-19 or any locally, state, or federally declared epidemic or pandemic, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work.

14.Customer Delay. The Parties agree that the Contractor should be permitted to execute its work without interruption. If Contractor's work is delayed at any time by any act or neglect of

Customer and/or Customer's representatives, employees, agents, guests, or invitees, or any other contractor employed by the Customer, or by any changes ordered in the work, then Contractor shall be reimbursed or paid for all additional costs or damages incurred as a result. This shall include damages related to lost use of equipment caused by the delay.

15.Disclaimer. Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies ("Claims") pertaining to mildew, algae, fungus, mold, and/or other indoor air allergens ("Mold") including Claims arising out or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor or third parties, and agrees to indemnify and hold harmless Contractor from any and all Claims arising out of or relating to Mold.

16.Working Hours. The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours if required by Customer.

17.Materials. All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Contractor is not responsible for the actual verification of technical specifications of product manufacturers. In the event of impending high wind conditions, hurricanes, tornados, or other adverse weather conditions, if Contractor is requested to remove/reposition product from/on the job site, Contractor shall use its reasonable efforts (subject to weather conditions, life/safety concerns and manpower/equipment constraints) to comply with the request. Customer agrees to promptly pay Contractor for these extra services. Contractor is not responsible for defective products if Contractor did not know such products were defective prior to the installation of same. As such, Contractor is not responsible for any costs, damages, claims, etc., associated with any remediation of supposed harm caused by a defective product. A defective product shall not be grounds to withhold payment or reject the work performed by Contractor.

18.Construction and Interpretation. Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Proposal/Contract," "Limited Workmanship Warranty," and "Statutory Warnings," as well as any

other document signed by both parties as part of this Agreement. Customer represents that it has read and fully understood the Contract Documents, or has had an opportunity to consult with counsel, prior to executing this Agreement.

19. Use of Photo and Likeness. Customer consents to photographs/videos being taken of the residence and agrees to allow such photos, video, or likeness to be used for any legitimate purpose, including, but not limited to, promotional and marketing uses.

20. Visual Enhancements Inc reserves the right to refuse this contract any time prior to commencement of job.

STATUTORY WARNINGS

LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001 -- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

CHAPTER 558 NOTICE OF CLAIM

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

RADON GAS WARNING

RADON GAS: RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY HEALTH DEPARTMENT.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 487-1395, 2601 BLAIRSTONE ROAD, TALLAHASSEE, FL 32399-1039.

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.

ACCEPTANCE OF PROPOSAL / ESTIMATE: The above prices, specifications and conditions are Satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Long Lake Ranch