

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS
MEETING
FEBRUARY 26, 2014**

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FEBRUARY 26, 2014 at 10:30 a.m.**

At the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, 33544

District Board of Supervisors	Betty Valenti John Hennebery Chris Santoro Robert Barber Walter Beeman	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Cordell Matthews	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Hopping, Green & Sams, P.A.
District Engineer	Edwin Rogers	Heidt Design, Inc.

All Cellular phones and pagers must be turned off during the meeting.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **10:30 a.m.** with the first section which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 994-1001 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Audience Comments and Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meeting. 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.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting 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 the appeal is to be based.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL 33544

February 12, 2014

Board of Supervisors
**Long Lake Ranch Community
Development District**

Dear Board Members:

The **special** meeting of the Board of Supervisors of Long Lake Ranch Community Development District will be held on **Wednesday, February 26, 2014 at 10:30 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the advance agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on December 5, 2013
 - B. Consideration of Operation and Maintenance Expenditures for November and December 2013 and January 2014
- 4. BUSINESS ITEMS**
 - A. Consideration of Matters Related to Project Finance
 - a. Presentation of Amended and Supplemental Engineer's Report (under separate cover)
 - b. Presentation of Preliminary and Supplemental Special Assessment Report (under separate cover)
 - c. Consideration of Resolution 2014-02, Authorizing Issuance of Capital Improvement Revenue Bonds, Series 2014A (under separate cover)
 - i. Schedule I
 - ii. Bond Purchase Agreement
 - iii. Master and Supplemental Trust Indentures
 - iv. Preliminary Limited Offering Memorandum
 - v. Continuing Disclosure Agreement
 - d. Consideration of Agreement Regarding the True-Up and Payment of Series 2014 Assessments (under separate cover)
 - e. Consideration of Agreement Regarding the Completion of Certain Improvements (under separate cover)
 - f. Consideration of Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property (under separate cover)
 - B. Consideration of Acquisition of District Improvements and Work Product
 - C. Consideration of Matters Related to Project Construction
 - a. Consideration of Resolution 2014-03, Regarding Procedures for Direct Purchase of Materials (under separate cover)
 - b. Agreement between Pasco County and District Relating to Pump Station No. 3 (under separate cover)

- D. Consideration of Authorization for Chair to Execute Plats
- 5. **STAFF REPORTS**
 - A. District Counsel
 - a. Discussion Regarding Capitol Conversations
 - B. Interim Engineer
 - C. District Manager
- 6. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Cordell Matthews

Cordell Matthews
District Manager

cc: Tucker Mackie, Hopping, Green & Sams, PA
Edwin Rogers, Heidt Design LLC

Tab 1

MINUTES OF MEETING

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

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Long Lake Ranch Community Development District was held on **Thursday, December 5, 2013 at 10:02 a.m.**, at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and Constituting a Quorum:

Betty Valenti	Board Supervisor, Chairman
John Hennebery	Board Supervisor, Vice Chairman
Chris Santoro	Board Supervisor, Assistant Secretary
Walter Beeman	Board Supervisor, Assistant Secretary

Also Present Were:

Cordell Matthews	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams, PA

FIRST ORDER OF BUSINESS

Call to Order

Mr. Matthews called the meeting to order and called the roll.

Mr. Matthews, a Notary Public in the State of Florida, administered the Oath of Office to John Hennebery. Mr. Hennebery swore and affirmed to the oath and executed the oath. Mr. Matthews gave Mr. Hennebery a new Supervisor packet and reviewed the forms with him.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Matthews stated that there were no audience members present.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of the Board of Supervisors' Meeting held on October 3, 2013

Mr. Matthews asked if there were any additions, deletions, or corrections. There were none.

On a motion by Ms. Valenti, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on October 3, 2013 as presented for Long Lake Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for September and October 2013

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September (\$3,339.84) and October 2013 (\$11,839.05) as presented for Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Proposals Received in Response to District Request for Construction Services for Landscape and Irrigation Improvements

Ms. Mackie gave the Board some background on the request for proposals. She stated that the District received three proposals in response to the District's hardscape RFP and five proposals in response to the landscape and irrigation RFP.

Ms. Mackie briefly reviewed her review of the proposals. She stated that there were some minor deficiencies in what the proposers for the landscape RFP submitted back to the Board. Ms. Mackie stated that she could address those as the Board members reviewed each of the vendors individually. She stated that she did want to call out one particular discrepancy. Ms. Mackie stated that Luke Brothers did not submit the requested unit pricing for the landscape items. She stated that District Counsel advises that the Board does not rank or review Luke Brothers and deem them non-responsive prior to beginning their review so that they will only be ranking the remaining four proposals. Ms. Mackie stated that she would include some verbiage regarding this in the award letters to be sent to the proposers.

On a Motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors determined that Luke Brothers was non-responsive as they failed to comply with the requirements of the project manual and therefore removed them from the ranking for the landscape and irrigation improvements for Long Lake Ranch Community Development District.

Ms. Mackie stated that she had distributed an evaluation criteria spreadsheet that she had created for the purposes of allocating the points for the objective criteria. She stated that the benefit is as the Board reviews and ranks points she can enter them into the spreadsheet. Ms. Mackie entertained the Board member's questions regarding the allocation of points and scoring the proposals. Discussion ensued regarding the proposals received for the landscape and irrigation improvements with each criteria being considered and point allocated to each responsive proposer based upon the previously approved evaluation criteria. Ms. Mackie stated that, based upon the Board's discussion and determination, the highest ranked responsive proposer at 100 points is Cornerstone, followed by ValleyCrest at 75.9 points, Capital Maintenance at 69.4 points, and Pine Lake Nursery at 60.2 points.

On a Motion by Mr. Beeman, seconded by Mr. Hennebery, with all in favor, the Board of Supervisors ranked the landscape and irrigation improvements proposals as follows; Cornerstone – 100 points, ValleyCrest – 75.9 points, Capital Maintenance – 69.4 points, and

Pine Lake Nursery – 60.2 points and authorized District staff to proceed with transmitting a notice of intent to award for Long Lake Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposals Received in Response to District Request for Construction Services for Hardscape Improvements

Ms. Mackie stated that as she indicated earlier the District had received three responses to the District's RFP for hardscape improvements. She stated that they were from Cornerstone, CRS, and ValleyCrest. Ms. Mackie stated that prior to the Board's review of the proposals she wanted to bring up issues that she noticed in her review. She noted that ValleyCrest failed to provide the District with the information necessary to complete a thorough review. Ms. Mackie stated that ValleyCrest had indicated that they were giving prices on some of the work but upon award of the contract they would give the District the rest of the pricing. She stated that they also did not sign their proposal.

On a Motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors determined that ValleyCrest was non-responsive as they failed to comply with the requirements of the project manual and therefore removed them from the ranking for the RFP for hardscape improvements for Long Lake Ranch Community Development District.

Ms. Mackie reviewed her evaluation criteria spreadsheet that she had created for the purposes of allocating the points for the objective criteria. Discussion ensued regarding the proposals received for hardscape improvements with each criteria being considered and point allocated to each responsive proposer based upon the previously approved evaluation criteria. Ms. Mackie stated that, based upon the Board's discussion and determination, the highest ranked responsive proposer is Cornerstone with 100 points and CRS is ranked second with 84.7 points.

On a Motion by Mr. Santoro, seconded by Mr. Beeman, with all in favor, the Board of Supervisors ranked the hardscape improvements proposals as follows; Cornerstone – 100 points and CRS – 84.7 points and authorized District staff to proceed with transmitting a notice of intent to award for Long Lake Ranch Community Development District.

A brief discussion ensued regarding finalizing the contracts. Ms. Mackie asked for a motion to amend the Board's previous motion for the hardscape improvements contract.

On a Motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors amended their previous motion to authorize the execution of a contract for hardscape improvements with Cornerstone, the number one ranked proposer with a not-to-exceed price of \$2,543,501.74 for Long Lake Ranch Community Development District.

Ms. Mackie asked for a motion to amend the Board's previous motion for the landscape and irrigation improvements contract.

On a Motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors amended their previous motion to authorize District staff to work with Chris Santoro on the execution of a contract for landscape and irrigation improvements with Cornerstone, the number one ranked proposer with a not-to-exceed price of \$1,135,304 for Long Lake Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Matters Related to Project Finance

Ms. Mackie stated that she didn't have any particular items regarding this matter today. She stated that she included this in the agenda as a place holder knowing that potentially at the time that the tentative agenda was being prepared that there may have been a resolution to come before the Board from bond counsel. She stated that the resolution is relating to the bonds to be issued. Ms. Mackie stated the underwriter and bond counsel have requested that this be discussed at the Board's January meeting. She stated that there is no Board action that is being requested today for this item.

EIGHTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement

Ms. Mackie stated that in relation to the financing the District has awarded several contracts today; however the District does not have a funding source identified other than the District will eventually begin to utilize the bond market to fund the capital projects. She stated that until that time when the District does receive monies from the bonds it needs funding from the development source, Long Lake Ranch LLC. Ms. Mackie stated that the District will be processing pay applications from the two contractors that were approved today. She stated that when the bonds are issued what would immediately happen is the District would receive the requisition to pay the cost of issuing the bonds and the second requisition would be any amount spent to date that would go to the developer to reimburse the funds advanced under the construction funding agreement. Ms. Mackie entertained the Board member's questions.

On a motion by Mr. Beeman, seconded by Mr. Hennebery, with all in favor, the Board of Supervisors approved the Construction Funding Agreement as presented for Long Lake Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

Ms. Mackie stated that per Florida Statute Mr. Hennebery was entitled to receive \$200 per meeting for his attendance. She asked Mr. Hennebery whether he would like to waive or receive compensation for meeting attendance. Mr. Hennebery elected to waive compensation.

B. District Engineer
Not present.

C. District Manager

Mr. Matthews stated that the next regular scheduled meeting was January 9, 2014 at 10:00 a.m.

TENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Mr. Matthews stated that there were no audience members present.

Mr. Matthews asked if there were any Supervisor requests. There were none.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Matthews stated that there was no further business to come before the Board and asked for a motion to adjourn.

On a motion by Mr. Beeman, seconded by Mr. Hennebery, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 10:51 a.m. for Long Lake Ranch Community Development District.

Secretary/Assistant Secretary

Chairman/Vice-Chairman

Tab 2

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures November 2013 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2013 through November 30, 2013. This does not include expenditures previously approved by the Board.

The total items being presented: **\$9,443.75**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Long Lake Ranch CDD
Paid Operation & Maintenance Expenses
November 1, 2013 Through November 30, 2013

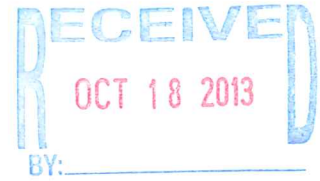
10101 - Cash - SunTrust Operating

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	1032	72878	General Monthly Services 09/13	\$ 1,097.50
Rizzetta & Company, Inc.	1033	15662	District Management Services 10/13	\$ 3,000.00
Rizzetta & Company, Inc.	1033	15818	District Management Services 11/13	\$ 3,000.00
Heidt Design	1034	10443	Engineering Service 10/01/13 - 10/31/13	\$ 2,346.25
Report Total				<u>\$ 9,443.75</u>

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500



===== STATEMENT =====

October 16, 2013

Long Lake Ranch Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Bill Number 72878
Billed through 09/30/2013

Date Rec'd Dist Office 10/22/13

DM Approval cm

Date Entered OCT 22 2013

Fund 091 GL 51400 CC 3107

General Counsel

LLRCDD 00001 BAC

FOR PROFESSIONAL SERVICES RENDERED

09/03/13	BAC	Review proposed agenda; confer regarding same.	0.20 hrs
09/05/13	JLK	Prepare for and attend Board meeting via conference call.	2.10 hrs
09/06/13	BAC	Prepare for board meeting.	0.20 hrs
09/06/13	JLK	Prepare for Board meeting; attend Board meeting via phone and post meeting wrap up.	1.30 hrs
09/15/13	JLK	Review meeting minutes and provide edits to same.	0.30 hrs
09/25/13	JLK	Prepare deficit funding agreement; review agenda and provide edits to same; confer with staff regarding meeting and agenda items.	0.60 hrs
Total fees for this matter			\$1,097.50

MATTER SUMMARY

Crumbaker, Brian A.	0.40 hrs	325 /hr	\$130.00
Kilinski, Jennifer L.	4.30 hrs	225 /hr	\$967.50
TOTAL FEES			\$1,097.50

TOTAL CHARGES FOR THIS MATTER \$1,097.50

BILLING SUMMARY

Crumbaker, Brian A.	0.40 hrs	325 /hr	\$130.00
Kilinski, Jennifer L.	4.30 hrs	225 /hr	\$967.50
TOTAL FEES			\$1,097.50

TOTAL CHARGES FOR THIS BILL \$1,097.50

Please include the bill number on your check.

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

Invoice

DATE	INVOICE NO.
10/1/2013	15662

BILL TO
LONGLAKE RANCH COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	965 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT	
	PROFESSIONAL FEES:				
DM	District Management Services		1,560.00	1,560.00	3101
ADMIN	Administrative Services		300.00	300.00	3100
ACTG	Accounting Services		840.00	840.00	3201
FC	Financial Consulting Services		300.00	300.00	3111
	Services for the period October 1, 2013 - October 31, 2013				

RECEIVED

SEP 26 2013

Received by Rizzetta & Co., Inc.

Approval CM Date 10/1/13

Entered SEP 27 2013

Ind 001 GL 51300 OC

Total

\$3,000.00

RIZZETTA & COMPANY, INC.
 Tampa, FL 33624
 5020 W Linebaugh Avenue

Invoice

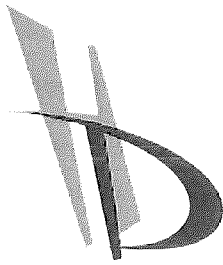
DATE	INVOICE NO.
11/1/2013	15818

BILL TO
LONGLAKE RANCH COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	965 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services		1,560.00	1,560.00
ADMIN	Administrative Services		300.00	300.00
ACTG	Accounting Services		840.00	840.00
FC	Financial Consulting Services		300.00	300.00
	Services for the period November 1, 2013 - November 30, 2013			
	<p> <i>copy to Rizzetta & Co., Inc.</i> <i>VM approval cm Date 10/24/12</i> <i>submittal OCT 28 2013</i> <i>and 091 (at 51300)</i> </p>			
			Total	\$3,000.00

3101
 3100
 3201
 3111



HEIDT DESIGN

5806-B Breckenridge Parkway
Tampa, FL 33610
Tel: 813.253.5311
Fax: 813.464.7629
www.HeidtDesign.com

Invoice

Attention: Long Lake Ranch CDD 5844 Old Pasco Rd, Suite 100 Wesley Chapel, FL 33544 Attn: District Manager	Invoice Number 10443 Invoice Date 10/31/2013 Period: 10/01/2013-10/31/2013 Project Manager: Ed Rogers Project Number: CDD LR 1001
Project Name Long Lake Ranch - District Engineer Service.	

Item	Description	Qty	Rate	Amount
DISTRICT ENGINEER	CDD SERVICES:PROJECT MANAGEMENT - Schedule meeting re: CDD Matters; call-in to CDD BOS Meeting	0.25	175.00	43.75
DISTRICT ENGINEER	CDD SERVICES:PROJECT MANAGEMENT - Schedule meeting re: CDD Matters; call-in to CDD BOS Meeting	0.5	175.00	87.50
DISTRICT ENGINEER	CDD SERVICES:MEETINGS	2	175.00	350.00
DISTRICT ENGINEER	CDD SERVICES:PROJECT MANAGEMENT - Conference call re: District acquisition of assets; call-in to CDD BOS Meeting	1.75	175.00	306.25
DISTRICT ENGINEER	CDD SERVICES:MEETINGS - Meeting regarding capital costs & acquisition of improvements & work product	1	175.00	175.00

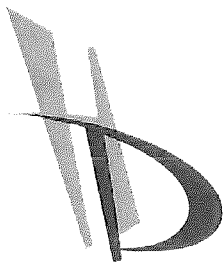
Total

Payments/Credits

Balance Due

Payment prior to the 15th of the month following the date of this invoice will qualify for a 2% discount.

Payment is due no later than the 25th of the month following the date of this invoice. Failure to pay the amount due within the time frame set forth herein shall result in an interest charge accruing in accordance with our contract. Please contact Megan Russell-Bean if you should have a question concerning this invoice.



HEIDT DESIGN

5806-B Breckenridge Parkway
Tampa, FL 33610
Tel: 813.253.5311
Fax: 813.464.7629
www.HeidtDesign.com

Invoice

Attention:
Long Lake Ranch CDD
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544
Attn: District Manager

Invoice Number 10443
Invoice Date 10/31/2013
Period: 10/01/2013-10/31/2013
Project Manager: Ed Rogers
Project Number: CDD LR 1001

Project Name Long Lake Ranch - District Engineer Service.

Item	Description	Qty	Rate	Amount
DISTRICT ENGINEER	CDD SERVICES:MEETINGS - Meeting regarding capital costs & acquisition of improvements & work product; incl. conference calls, spreadsheets, etc.	5.25	175.00	918.75
LANDSCAPE ARCHITECT II	DUE DILIGENCE:REPORTS, create exhibit to show hardscape and landscape per phases	1	115.00	115.00
DISTRICT ENGINEER	CDD SERVICES:PROJECT MANAGEMENT - Conference Call Regarding Bid Documents	0.75	175.00	131.25
DISTRICT ENGINEER	CDD SERVICES:PROJECT MANAGEMENT - Conference Call	1.25	175.00	218.75

Date Rec'd Dist Office 11/19/13
DM Approval [Signature]
Date Entered NOV 15 2013
Fund 001 GL 51300 CC 3103
Check # _____

Total \$2,346.25
Payments/Credits \$0.00
Balance Due \$2,346.25

Payment prior to the 15th of the month following the date of this invoice will qualify for a 2% discount.
Payment is due no later than the 25th of the month following the date of this invoice. Failure to pay the amount due within the time frame set forth herein shall result in an interest charge accruing in accordance with our contract. Please contact Megan Russell-Bean if you should have a question concerning this invoice.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures December 2013 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2013 through December 31, 2013. This does not include expenditures previously approved by the Board.

The total items being presented: **\$5,120.12**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Long Lake Ranch CDD
Paid Operation & Maintenance Expenses
December 1, 2013 Through December 31, 2013

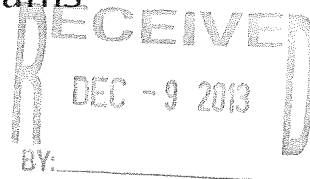
10101 - Cash - SunTrust Operating

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	1037	73586	General Monthly Services 10/13	\$ 1,722.08
Rizzetta & Company, Inc.	1035	15925	District Management Services 12/13	\$ 3,000.00
Times Publishing Company	1038	I1004067561	Bal Due On Legal Advertising Acct 1000516710 11/13	\$ 96.13
Walter Beeman	1036	WB 120513	Board of Supervisors Meeting & Mileage 12/05/13	\$ 301.91
Report Total				<u>\$ 5,120.12</u>

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500



===== STATEMENT =====

November 30, 2013

Long Lake Ranch Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Bill Number 73586
Billed through 10/31/2013

General Counsel

LLRCDD 00001 BAC

FOR PROFESSIONAL SERVICES RENDERED

10/02/13	JLK	Confer regarding agenda, quorum and RFP documents.	0.20 hrs
10/03/13	JLK	Prepare for Board meeting; travel to and from and attend Board meeting.	5.40 hrs
10/04/13	JLK	Draft budget funding agreement.	0.60 hrs
10/04/13	KFJ	Confer with Kilinski, amend funding agreement and correspond with district manager.	0.80 hrs
Total fees for this matter			\$1,511.00

DISBURSEMENTS

Travel	196.42
Travel - Meals	13.77
Mileage	0.89
Total disbursements for this matter	\$211.08

MATTER SUMMARY

Kilinski, Jennifer L.	6.20 hrs	225 /hr	\$1,395.00
Jusevitch, Karen F.- Paralegal	0.80 hrs	145 /hr	\$116.00
TOTAL FEES			\$1,511.00
TOTAL DISBURSEMENTS			\$211.08

TOTAL CHARGES FOR THIS MATTER

\$1,722.08

BILLING SUMMARY

Kilinski, Jennifer L.	6.20 hrs	225 /hr	\$1,395.00
Jusevitch, Karen F.- Paralegal	0.80 hrs	145 /hr	\$116.00
TOTAL FEES			\$1,511.00
TOTAL DISBURSEMENTS			\$211.08

=====

TOTAL CHARGES FOR THIS BILL

\$1,722.08

Please include the bill number on your check.

Date Rec'd Dist Office _____

DM Approval  _____

Date Entered DEC 10 2013

Fund 001 GL 51400 CC 3107

Check # _____

PIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

Invoice

DATE	INVOICE NO.
12/1/2013	15925

BILL TO
LONGLAKE RANCH COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	965 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services		1,560.00	1,560.00
ADMIN	Administrative Services		300.00	300.00
ACTG	Accounting Services		840.00	840.00
FC	Financial Consulting Services		300.00	300.00
	Services for the period December 1, 2013 - December 31, 2013			

3101
3100
3201
3111

RECEIVED

NOV 27 2013

I hereby received of Pizzetta & Co., Inc. _____
 /M approval um Date 11/27/13
 Date entered NOV 26 2013
 Fund 001 GL 51300 OC _____
 Check # _____

Total	\$3,000.00
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Tampa Bay Times

tampabay.com

P.O. Box 175

St. Petersburg, FL 33731-0175

Toll Free Phone (877) 321-7355

AD SALES HOURS

M-TH 7:30-6:30

FRI 7:30-5:30

CUSTOMER SERVICE HOURS

M-F 8:00-5:00

RECEIVED
DEC - 3 2013

NON-CONTRACT INVOICE

Advertising Run Dates	Advertiser / Client Name
11/27/2013-11/27/2013	Long Lake Ranch Cdd
Billing Date	Customer Account
11/29/2013	1000516710
Total Amount Due	Invoice Number
96.13	I1004067561-1127

40

PAYMENT DUE UPON RECEIPT

Start	Stop	Invoice Number	Class	Description	P.O.	Inserts	Size	Amount
11/27	11/27	I1004067561-1127		LEG101- Notice of Public Meeting		1	42 Li	92.13
				Pasco				
				Pasco CIs Internet				
				MaterialItem				4.00

Date Rec'd Dist Office 12/6/13

DM Approval Com

Date Entered DEC - 5 2013

Fund 001 GL 51300 CC 4801

Check # _____

Tampa Bay Times

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St. Petersburg, FL 33731-0175

Toll Free Phone: (877) 321-7355

NON-CONTRACT INVOICE

Advertising Run Dates	Advertiser / Client Name	
11/27/2013-11/27/2013	Long Lake Ranch Cdd	
Billing Date	Sales Rep Name or Number	Customer Account
11/29/2013	Deirdre	1000516710
Total Amount Due	Customer Type	Invoice Number
96.13	Non-Contract	I1004067561-1127

Thank you for your business.

DO NOT SEND CASH BY MAIL
PLEASE MAKE CHECK PAYABLE TO:
TIMES PUBLISHING COMPANY

PLEASE SEE REVERSE SIDE OF FORM
FOR CREDIT CARD INFORMATION

Amount Due: 96.13

Long Lake Ranch Cdd
C/O Rizetta & Company
5844 Old Pasco Rd., Suite 100
Wesley Chapel Fl 33544

LONG LAKE RANCH CDD SUPERVISORS PAY REQUEST

MEETING DATE: December 5, 2013

\$200.00

Name of Board Supervisor	Check if present	Check if to be paid
Betty Valenti	✓	
John Hennebery	✓	
Chris Santoro	✓	
Robert Barber		
Walt Beeman*	✓	x

WB 120513

* Travel reimbursement 229 miles x 44.50 cents/mile = \$101.91

DM Signature: _____ *Cur*

Date Rec'd Dist Office _____ 12/6/13

DM Approval _____ *Cur*

Date Entered _____ DEC - 5 2013

Fund _____ 401 GL _____ 5100 CC _____ 1101

Check # _____

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures January 2014 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2014 through January 31, 2014. This does not include expenditures previously approved by the Board.

The total items being presented: **\$3,335.01**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Long Lake Ranch CDD
Paid Operation & Maintenance Expenses
January 1, 2014 Through January 31, 2014

10101 - Cash - SunTrust Operating

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	1039	16080	District Management Services 01/14	\$ 3,000.00
Hopping Green & Sams	1040	74128	General Monthly Services 11/13	\$ 335.01
Report Total				<u>\$ 3,335.01</u>

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
1/1/2014	16080

BILL TO
LONGLAKE RANCH COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	965 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
PROFESSIONAL FEES:				
DM	District Management Services		1,560.00	1,560.00
ADMIN	Administrative Services		300.00	300.00
ACTG	Accounting Services		840.00	840.00
FC	Financial Consulting Services		300.00	300.00
Services for the period January 1, 2014 through January 31, 2014				
RECEIVED DEC 27 2013				
Date Rec'd Rizzetta & Co., Inc. _____ M approval <u>Am</u> Date <u>1/7/14</u> Date entered <u>JAN - 6 2014</u> Fund <u>001 GL 51300 OC above</u> Book # _____				

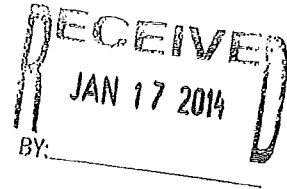
3101
3100
3201
3111

Total	\$3,000.00
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Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500



===== STATEMENT =====

December 31, 2013

Long Lake Ranch Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Bill Number 74128
Billed through 11/30/2013

General Counsel
LLRCDD 00001 BAC

FOR PROFESSIONAL SERVICES RENDERED

11/19/13	TFM	Review tentative agenda and provide comments; confer with Bulleit regarding upcoming meeting.	0.90 hrs
11/26/13	TFM	Confer with Bailey and Matthews regarding upcoming meeting.	0.40 hrs
Total fees for this matter			\$318.50

DISBURSEMENTS

Conference Calls	Date Rec'd Dist Office	1/21/14	DM Approval	Cam	16.51
Total disbursements for this matter	Date Entered	JAN 21 2014	Fund	001 GL 51400 CC 3107	\$16.51

MATTER SUMMARY

Mackie, A.Tucker Frazee	1.30 hrs	245 /hr	\$318.50
TOTAL FEES			\$318.50
TOTAL DISBURSEMENTS			\$16.51
TOTAL CHARGES FOR THIS MATTER			\$335.01

BILLING SUMMARY

Mackie, A.Tucker Frazee	1.30 hrs	245 /hr	\$318.50
TOTAL FEES			\$318.50
TOTAL DISBURSEMENTS			\$16.51
TOTAL CHARGES FOR THIS BILL			\$335.01

Please include the bill number on your check.