

**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 6, 2014**

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FEBRUARY 6, 2014 at 10:00 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 **10:00 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

January 29, 2014

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

Dear Board Members:


The regular meeting of the Board of Supervisors of Long Lake Ranch Community Development District will be held on **Thursday, February 6, 2014 at 10:00 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.....Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for November and December 2013.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Matters Related to Project Finance
 - a. Consideration of Resolution 2014-02- Authorizing Issuance of Capital Improvement Revenue Bonds, Series 2014A (*provided 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
 - b. Consideration of Agreement Regarding the True-Up and Payment of Series 2014 Assessments (*provided under separate cover*)
 - c. Consideration of Agreement Regarding the Completion of Certain Improvements (*provided under separate cover*)
 - d. Consideration of Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property (*provided under separate cover*)
 - B. Consideration of Acquisition of District Improvements and Work Product
- 5. STAFF REPORTS**
 - A. District Counsel
 - 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
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

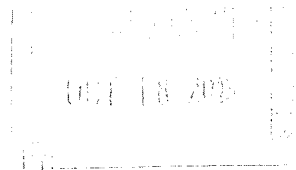
10101 - Cash - SunTrust Operating

| <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

DVI Approval km

Date Entered OCT 27 2013

Fund 091 of 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 | \$101 |
| 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 RIZZETTA & Co., Inc. Approval <u>cm</u> Date <u>10/1/13</u> Entered <u>SEP 27 2013</u> No. <u>001</u> GL <u>51300</u> 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 |

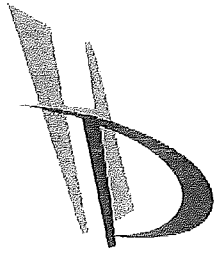
| | |
|----------------|----------------|
| TERMS | PROJECT |
| Due Upon Rec't | 965 - CDD |

| ITEM | DESCRIPTION | QTY | RATE | AMOUNT |
|-------|--|-----|----------|----------|
| | PROFESSIONAL FBES: | | | |
| 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 | | | |

3101
 3100
 3201
 3111

RIZZETTA & COMPANY, INC.
 V/M approval: *cm* Date: *10/31/12*
 Date: *OCT 20 2013*
 Total: *091* (at 51300)

| | |
|--------------|-------------------|
| Total | \$3,000.00 |
|--------------|-------------------|



HEIDT DESIGN

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

Invoice

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

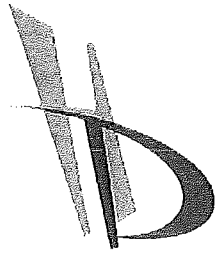
Total

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 um
 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

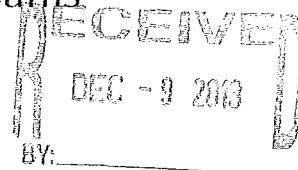
10101 - Cash - SunTrust Operating

| <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 *[Signature]*

Date Entered DEC 10 2013

Fund 001 GL 51400 CC 3107

Check # _____

RIZZETTA & 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 | 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 December 1, 2013 - December 31, 2013 | | | | |
| | RECEIVED NOV 27 2013 RIZZETTA & COMPANY, INC. /M approval <u>um</u> Date <u>11/27/13</u> Date entered <u>NOV 26 2013</u> Fund <u>001</u> GL <u>51300</u> OC Check # _____ | | | | |
| Total | | | | \$3,000.00 | |



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 - 5 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 Cls Internet | | | | |
| | | | | MaterialItem | | | | 4.00 |

Date Rec'd Dist Office 12/6/13
 DM Approval cm
 Date Entered DEC - 5 2013
 Fund 001 GL 51300 CC 4801
 Check # _____



tampabay.com
 P.O. Box 175
 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

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

Amount Due: 96.13

001100406756101127000096131

**LONG LAKE RANCH CDD
SUPERVISORS PAY REQUEST**


MEETING DATE: December 5, 2013

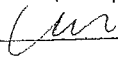
\$200.00

| 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: 

Date Rec'd Dist Office 12/4/13
 DM Approval 
 Date Entered DEC - 5 2013
 Fund 001 GL 5100 CC 1101
 Check # _____