

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida (813) 944-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
longlakecdd.org

July 20, 2022

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

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors' of the Long Lake Reserve Community Development District will be held on **Thursday, July 28, 2022 at 6:00 p.m.** at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Presentation of Aquatic Service Report Tab 1
 - D. Landscape Report
 - E. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 2
 - F. District Manager Tab 3
- 4. BUSINESS ITEMS**
 - A. Appointment of Board Supervisor Tab 4
 - B. Consideration of Resolution #2022-05;
Designating Officers Tab 5
 - C. Announcement of Landowner Election Tab 6
 - D. Acceptance of Fiscal Year 2021 Audit..... Tab 7
 - E. Public Hearing on Adopting FY 2022-2023 Budget
 - i. Consideration of Resolution 2022-07; Adopting
Fiscal Year 2022-2023 Budget Tab 8
 - F. Public Hearing on Adopting Levying of Assessments for
Fiscal Year 2022-2023
 - i. Consideration of Resolution 2022-08 Levy of
Assessments Tab 9
 - G. Consideration of Resolution 2022-09; Setting Fiscal Year
2022-2023 Meeting Schedule Tab 10
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Meetings Held on June 23, 2022..... Tab 11
 - B. Consideration of Operation and Maintenance
Expenditures for June 2022 Tab 12

6. 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) 933-5571.

Sincerely,

Debby Wallace

Debby Wallace
District Manager

Tab 5

RESOLUTION 2022-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LONG LAKE
RESERVE COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING THE OFFICERS OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Long Lake Reserve Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Stephanie Greenfield is appointed Chairman.

Section 2. Sara Schwartz is appointed Vice Chairman.

Section 3. William Humphries is appointed Assistant Secretary.
Gabrielle Roberts is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
Debby Wallace is appointed Assistant Secretary.
Matthew Huber is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28TH DAY OF JULY 2022.

**LONG LAKE RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 6

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF
SUPERVISORS OF THE LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Long Lake Reserve Community Development District (the **"District"**) the location of which is generally described as comprising a parcel or parcels of land containing approximately 175.138 acres, located in Section 34, Township 26 South, Range 18 East in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing **three (3)** persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 17, 2022
TIME: 10:00 a.m.
PLACE: Long Lake Reserve Amenity Center
19617 Breynia Drive
Lutz, FL 33558

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 933-5571 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

DEBBY BAYNE-WALLACE

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 17, 2022**

TIME: **10:00 a.m.**

LOCATION: **Long Lake Reserve Amenity Center
19617 Breynia Drive
Lutz, FL 33558**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY
LANDOWNERS' MEETING – November 17, 2022 AT 10:00 A.M.

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Long Lake Reserve Community Development District to be held at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558 on November 17, 2022 at 10:00 a.m. and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner
(or, if applicable, authorized representative of Landowner)

Date

Signature of Landowner, or Landowner Representative

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes*</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

(must be street address, tax parcel ID number, or
Legal description attached)

Total Number of Authorized Votes: _____

* Pursuant to section 190.006(2)(b), Florida Statutes (2014), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

OFFICIAL BALLOT
LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING November 17, 2022 AT 10:00 A.M.

For Election (5 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the third candidates receiving the next highest number of votes will receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Long Lake Reserve Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

Tab 8

RESOLUTION 2022-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023

WHEREAS, the District Manager has, prior to the 15th day in June, 2022, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Long Lake Reserve Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 28, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Pasco County for posting on its website; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2022 and/or revised projections for Fiscal Year 2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Long Lake Reserve Community Development District for the Fiscal Year Ending September 30, 2023,” as adopted by the Board of Supervisors on September 30, 2022.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Pasco County for posting on its website.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Long Lake Reserve Community Development District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$_____ to be raised by the levy of assessments and otherwise, exclusive of collection costs, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	_____
RESERVE FUND	_____
DEBT SERVICE FUND(S)	_____
TOTAL ALL FUNDS	_____

Section 3. Supplemental Appropriations

Pursuant to Section 189.016, *Florida Statutes*, the following provisions govern amendments to the budget(s) for any particular fund(s) listed above:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

Introduced, considered favorably, and adopted this ____ of _____, 2022.

ATTEST:

**LONG LAKE RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2022/2023 Final Budget

Exhibit A



Rizzetta & Company

Long Lake Reserve CDD

www.longlakecdd.org

Proposed Budget for Fiscal Year 2022/2023

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2022/2023	1
Reserve Fund Budget for Fiscal Year 2022/2023	4
Debt Service Fund Budget for Fiscal Year 2022/2023	5
Assessments Charts for Fiscal Year 2022/2023	6
General Fund Budget Account Category Descriptions	9
Reserve Fund Budget Account Category Descriptions	13
Debt Service Fund Budget Account Category Descriptions	14



Rizzetta & Company

Proposed Budget
Long Lake Reserve Community Development District
General Fund
FISCAL YEAR 2022/2023

	Chart of Accounts Classification	Actual YTD through 06/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3	Interest	0	0	0				
4	Special Assessments							
5	Tax Roll*	\$ 604,970	\$ 604,970	\$ 602,359	\$ 2,611	\$ 602,359	\$ -	
6	Off Roll	\$ -	\$ -					
7	Event Rental	\$ 2,554	\$ 2,554	\$ -	\$ 2,554		\$ -	
8	TOTAL REVENUES	\$ 607,524	\$ 607,524	\$ 602,359	\$ 5,165	\$ 602,359	\$ -	
9								
10								
11	EXPENDITURES - ADMINISTRATIVE							
12								
13	Legislative							
14	Supervisor Fees	\$ 6,828	\$ 9,104	\$ 12,000	\$ 2,896	\$ 12,000	\$ -	5 paid board members for 12 meetings
15	Financial & Administrative							
16	Administrative Services	\$ 3,546	\$ 4,728	\$ 4,728	\$ -	\$ 4,728	\$ -	
17	District Management	\$ 15,838	\$ 21,117	\$ 21,117	\$ (0)	\$ 21,117	\$ -	
18	District Engineer	\$ 6,723	\$ 8,964	\$ 10,000	\$ 1,036	\$ 12,500	\$ 2,500	
19	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
20	Trustees Fees	\$ 3,500	\$ 3,500	\$ 5,000	\$ 1,500	\$ 3,500	\$ (1,500)	
21	Tax Collector/ Property Appraiser Fees	\$ 150	\$ 200	\$ 150	\$ (50)	\$ 150	\$ -	
21	Assessment Roll	\$ 5,253	\$ 5,253	\$ 5,253	\$ -	\$ 5,253	\$ -	
22	Financial & Revenue Collections	\$ 3,940	\$ 5,253	\$ 5,253	\$ (0)	\$ 5,253	\$ -	
23	Accounting Services	\$ 14,183	\$ 18,911	\$ 18,911	\$ 0	\$ 18,911	\$ -	
24	Auditing Services	\$ -	\$ 4,000	\$ 4,800	\$ 800	\$ 4,000	\$ (800)	Contract with McDimit Davis
25	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 600	\$ 150	\$ 450	\$ (150)	
26	Public Officials Liability Insurance	\$ 2,542	\$ 2,542	\$ 2,663	\$ 121	\$ 3,913	\$ 1,250	EGIS estimate
27	Legal Advertising	\$ 512	\$ 683	\$ 2,000	\$ 1,317	\$ 1,000	\$ (1,000)	
28	Bank Fees	\$ 98	\$ 131	\$ 150	\$ 19	\$ 150	\$ -	
29	Dues, Licenses & Fees	\$ 349	\$ 349	\$ 175	\$ (174)	\$ 375	\$ 200	
30	ADA Website Compliance	\$ 1,538	\$ 1,538	\$ 2,500	\$ 962	\$ 2,000	\$ (500)	
31	Website Hosting, Maintenance, Backup	\$ 900	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	
32	Legal Counsel							
33	District Counsel	\$ 11,761	\$ 13,000	\$ 13,000	\$ -	\$ 13,000	\$ -	
34								
35	Administrative Subtotal	\$ 83,111	\$ 105,923	\$ 114,500	\$ 8,577	\$ 114,500	\$ -	
36								
37	EXPENDITURES - FIELD OPERATIONS							
38								
39	Security Operations							
40	Security Camera Maintenance/Fees	\$ 405	\$ 540	\$ 2,000	\$ 1,460	\$ 2,000	\$ -	
41	Security Monitoring Services	\$ 5,528	\$ 7,371	\$ 5,760	\$ (1,611)	\$ 6,500	\$ 740	Securiteam - \$1,440 /qtr
42	Electric Utility Services							
43	Utility Services - irrigation	\$ 504	\$ 672	\$ 5,000	\$ 4,328	\$ 1,000	\$ (4,000)	
44	Utility - Recreation Facilities	\$ 5,982	\$ 7,976	\$ 8,000	\$ 24	\$ 8,000	\$ -	
45	Street Lights	\$ 32,402	\$ 43,203	\$ 52,000	\$ 8,797	\$ 52,000	\$ -	
46	Garbage/Solid Waste Control Services							
47	Garbage - Residential	\$ 39,673	\$ 52,897	\$ 49,150	\$ (3,747)	\$ 53,000	\$ 3,850	Based on most recent bill of \$4412/mo
48	Solid Waste Assessment	\$ 357	\$ 357	\$ -	\$ (357)	\$ 500	\$ 500	
49	Water-Sewer Combination Services							
50	Utility Services	\$ 8,918	\$ 10,000	\$ 20,000	\$ 10,000	\$ 10,000	\$ (10,000)	
51	Stormwater Control							
52	Aquatic Maintenance	\$ 6,787	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	Solitude
53	Wetland Monitoring & Maintenance	\$ 1,500	\$ 2,000	\$ 6,000	\$ 4,000	\$ 24,000	\$ 18,000	Horner Environmental - \$2k per month
54	Stormwater System Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
55	Stormwater Assessment	\$ 720	\$ 720	\$ 2,000	\$ 1,280	\$ 800	\$ (1,200)	
56	Aquatic Plant Replacement	\$ 6,610	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	
57	Other Physical Environment							
58	General Liability Insurance	\$ 3,108	\$ 3,108	\$ 3,256	\$ 148	\$ 3,730	\$ 474	EGIS estimate
59	Property Insurance	\$ 21,125	\$ 21,125	\$ 22,069	\$ 944	\$ 25,350	\$ 3,281	EGIS estimate
60	Entry & Walls Maintenance	\$ 5,240	\$ 6,987	\$ 1,500	\$ (5,487)	\$ 1,500	\$ -	
61	Landscape Maintenance	\$ 64,708	\$ 85,044	\$ 92,000	\$ 6,956	\$ 84,000	\$ (8,000)	Remove annuals - \$81,321 + 3%
62	Irrigation Repairs & Maintenance	\$ 264	\$ 352	\$ 6,000	\$ 5,648	\$ 6,000	\$ -	
63	Holiday Decorations	\$ 5,200	\$ 14,225	\$ 6,000	\$ (8,225)	\$ 500	\$ (5,500)	Permanent lighting installed FY21/22
64	Well Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
65	Landscape Replacement Plants, Shrubs,	\$ 3,513	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
66	Landscape - Mulch	\$ 1,300	\$ 1,733	\$ 10,000	\$ 8,267	\$ 2,000	\$ (8,000)	
67	Landscape- Annuals	\$ 6,616	\$ 8,300	\$ 9,500	\$ 1,200	\$ -	\$ (9,500)	Remove - installing permanent plants FY21/22
68	Fire Ant Treatment	\$ 657	\$ 1,500	\$ 1,000	\$ (500)	\$ 1,500	\$ 500	
69	Road & Street Facilities							
70	Sidewalk Repair & Maintenance	\$ 7,000	\$ 7,000	\$ 1,000	\$ (6,000)	\$ 5,000	\$ 4,000	
71	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 5,000	\$ 3,000	
72	Parks & Recreation							
73	Management Personnel	\$ 52,291	\$ 79,791	\$ 79,791	\$ -	\$ 84,333	\$ 4,542	Add 8 hrs per wk for p/t attend. (\$15,342 inc. pe
74	General Management & Oversight	\$ -	\$ -	\$ -	\$ -	\$ 10,800	\$ 10,800	Break out of mgmt fee. No increase from curren
75	Pool Permits	\$ 280	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
76	Pest Control	\$ 1,100	\$ 1,467	\$ 2,500	\$ 1,033	\$ 2,500	\$ -	HomeTeam - \$114.50/month + termite control
77	Pool Service Contract	\$ 7,650	\$ 10,200	\$ 10,200	\$ -	\$ 10,200	\$ -	Suncoast \$850/month - auto renewal
78	Facility A/C & Heating Maintenance &	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
79	Facility Supplies	\$ 1,552	\$ 2,069	\$ 5,000	\$ 2,931	\$ -	\$ (5,000)	Included in Clubhouse Supplies
80	Clubhouse Supplies	\$ 1,706	\$ 2,275	\$ 1,000	\$ (1,275)	\$ 4,000	\$ 3,000	
81	Clubhouse Maintenance & Repairs	\$ 2,601	\$ 3,468	\$ 500	\$ (2,968)	\$ 5,000	\$ 4,500	
82	Clubhouse- Telephone, Fax, Internet	\$ 2,399	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	
83	Clubhouse - Facility Janitorial Service	\$ 4,560	\$ 6,080	\$ 10,133	\$ 4,053	\$ 10,000	\$ (133)	Currently 541.75/month - anticipate increase
84	Pool Repairs	\$ 300	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
85	Furniture Repair/Replacement	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	Indoor and Outdoor Furniture
86	Lighting Replacement	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
87	Playground Equipment Maintenance (inc.	\$ -	\$ 1,500	\$ 500	\$ (1,000)	\$ 3,000	\$ 2,500	Annual inspections (\$750/yr) plus maintenance
88	Athletic/Park Court/Field Repairs	\$ 185	\$ 500	\$ 500	\$ -	\$ 3,000	\$ 2,500	
89	Trail/Bike Path Maintenance	\$ 4,255	\$ 4,255	\$ 4,500	\$ 245	\$ 5,000	\$ 500	Replenish shells - rotate ph1 &ph2 each year
90	Dock Repairs and Maintenance	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	

**Proposed Budget
Long Lake Reserve Community Development District
General Fund
FISCAL YEAR 2022/2023**

	Chart of Accounts Classification	Actual YTD through 06/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
91	Access Control Maintenance & Repair	\$ 1,380	\$ 2,000	\$ 1,500	\$ (500)	\$ 2,000	\$ 500	Gates and card readers.
92	Special Events							
93	Clubhouse Programs/Events	\$ 3,494	\$ 6,500	\$ 6,000	\$ (500)	\$ 6,500	\$ 500	
94	Contingency							
95	Miscellaneous Contingency	\$ 13,458	\$ 20,000	\$ 22,500	\$ 2,500	\$ 10,146	\$ (12,354)	Unanticipated expenses/capital improvements
96								
97	Field Operations Subtotal	\$ 325,328	\$ 450,214	\$ 487,859	\$ 37,645	\$ 487,859	\$ -	
98								
99	TOTAL EXPENDITURES	\$ 408,439	\$ 556,137	\$ 602,359	\$ 46,222	\$ 602,359	\$ -	
100								
101	EXCESS OF REVENUES OVER	\$ 199,085	\$ 51,387	\$ -	\$ (41,057)	\$ -	\$ -	

Proposed Budget
Long Lake Reserve Community Development District
Reserve Fund
FISCAL YEAR 2022/2023

	Chart of Accounts Classification	Actual YTD Through 02/28/2022	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget Variance for	Budget for 2022/2023	Comments
1							
2	REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	
6							
7	TOTAL REVENUES	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	
8							
9	TOTAL REVENUES AND BALANCE	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	
10							
11	EXPENDITURES						
12							
13	Contingency						
14	Capital Reserves	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	
15							
16	TOTAL EXPENDITURES	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	
17							
18	EXCESS OF REVENUES OVER	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	
19							

**Long Lake Reserve Community Development District
Debt Service
Fiscal Year 2022/2023**

Chart of Accounts Classification	Series 2018	Budget for 2022/2023
REVENUES		
Special Assessments		
Net Special Assessments	\$343,569.56	\$343,569.56
TOTAL REVENUES	\$343,569.56	\$343,569.56
EXPENDITURES		
Administrative		
Debt Service Obligation	\$343,569.56	\$343,569.56
Administrative Subtotal	\$343,569.56	\$343,569.56
TOTAL EXPENDITURES	\$343,569.56	\$343,569.56
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00
Pasco County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%		
Gross assessments		\$365,188.73
Notes: Tax Roll Collection Costs for Pasco County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.		

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$627,359.00
Pasco County Collection Cost @	2%	\$13,348.06
Early Payment Discount @	4%	\$26,696.13
2022/2023 Total		<u>\$667,403.19</u>

2021/2022 O&M Budget	\$627,359.00
2022/2023 O&M Budget	<u>\$627,359.00</u>
Total Difference	<u><u>\$0.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Series 2018 Debt Service - Single Family 40'	\$914.12	\$914.12	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$1,746.35	\$1,746.35	\$0.00	0.00%
Total	\$2,660.47	\$2,660.47	\$0.00	0.00%
Series 2018 Debt Service - Single Family 50'	\$1,142.64	\$1,142.64	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$2,087.77	\$2,087.77	\$0.00	0.00%
Total	\$3,230.41	\$3,230.41	\$0.00	0.00%
Series 2018 Debt Service - Single Family 60'	\$1,371.17	\$1,371.17	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$2,429.19	\$2,429.19	\$0.00	0.00%
Total	\$3,800.36	\$3,800.36	\$0.00	0.00%

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMINISTRATIVE & CONTINGENCY BUDGET		\$114,500.00	TOTAL FIELD BUDGET		\$512,859.00
COLLECTION COSTS @	2%	\$2,436.17	COLLECTION COSTS @	2%	\$10,911.89
EARLY PAYMENT DISCOUNT @	4%	\$4,872.34	EARLY PAYMENT DISCOUNT @	4%	\$21,823.79
TOTAL O&M ASSESSMENT		\$121,808.51	TOTAL O&M ASSESSMENT		\$545,594.68

<u>UNITS ASSESSED</u>			<u>ALLOCATION OF ADMINISTRATIVE & CONTINGENCY COSTS</u>					<u>ALLOCATION OF FIELD COSTS</u>					<u>SERIES 2018</u>		
<u>LOT SIZE</u>	<u>O&M</u>	<u>SERIES 2018 DEBT SERVICE ⁽¹⁾</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL BUDGET</u>	<u>PER UNIT ASSESSMENT</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL BUDGET</u>	<u>PER UNIT ASSESSMENT</u>	<u>O&M ASSESSMENT</u>	<u>SERIES 2018 DEBT SERVICE ASSESSMENT ⁽²⁾</u>	<u>TOTAL ⁽³⁾</u>
Single Family 40'	99	99	1.00	99.00	30.94%	\$37,684.51	\$380.65	0.80	79.20	24.78%	\$135,203.69	\$1,365.69	\$1,746.35	\$914.12	\$2,660.47
Single Family 50'	124	124	1.00	124.00	38.75%	\$47,200.80	\$380.65	1.00	124.00	38.80%	\$211,682.54	\$1,707.12	\$2,087.77	\$1,142.64	\$3,230.41
Single Family 60'	97	97	1.00	97.00	30.31%	\$36,923.20	\$380.65	1.20	116.40	36.42%	\$198,708.45	\$2,048.54	\$2,429.19	\$1,371.17	\$3,800.36
Total Lots	320	320		320.00	100.00%	\$121,808.51			319.60	100.00%	\$545,594.68				
Less: Pasco Co. Collection Costs (2%) and Early Pymt Discounts (4%):			(\$7,308.51)					(\$32,735.68)							
Net Revenue to be Collected:			\$114,500.00					\$512,859.00							

⁽¹⁾ Reflects the number of total lots with Series 2018 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2018 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019-2020 & 2020-2021 SERIES 2018 DEBT SERVICE ASSESSMENT UNDERCOLLECTION

Product Type	2020 UNDERASSESSED LOTS ⁽¹⁾	FY 2019-2020 UNDERASSESSMENT OUTSTANDING	2021 UNDERASSESSED LOTS ⁽²⁾	FY 2020-2021 UNDERASSESSMENT OUTSTANDING	TOTAL REMAINING DUE ⁽³⁾
Single Family 40'	59	\$2,545.29	93	\$4,315.81	\$6,861.10
Single Family 50'	86	\$4,890.75	113	\$7,024.37	\$11,915.12
Single Family 60'	44	\$2,965.48	39	\$3,165.63	\$6,131.11
Total	189	\$10,401.52	245	\$14,505.81	\$24,907.33
Collection costs and Early Payment Discounts @ 6%					\$1,589.83
					\$26,497.16 ⁽⁴⁾

⁽¹⁾ Reflects number of FY 2019-2020 underassessed lots outstanding as of 5/19/2022.

⁽²⁾ Reflects number of FY 2020-2021 underassessed lots outstanding as of 5/19/2022.

⁽³⁾ Reflects the total amount outstanding as of 5/19/2022. Total shortfall billed was \$40,302.

⁽⁴⁾ Total amount to be included on 2022 tax bill. This amount will decrease as payments are received prior to tax roll submission.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.



Rizzetta & Company

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.



Rizzetta & Company

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Operations: The District may wish to contract with a private company to provide security for the District.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs



Rizzetta & Company

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



Rizzetta & Company

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

Tab 9

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Long Lake Reserve Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in the Pasco County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) for Fiscal Year 2022-2023 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Long Lake Reserve Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to un-platted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits “A” and “B,” and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits “A” and “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.”
- B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Long Lake Reserve Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Long Lake Reserve Community Development District.

PASSED AND ADOPTED this ____ day of _____, 2022.

ATTEST:

**LONG LAKE RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: FY 2022/2023 Budget

EXHIBIT A:
Fiscal Year 2022/2023 Budget

Exhibit B
Assessment Roll

Assessment Roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes.

Tab 10

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Long Lake Reserve Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28TH DAY OF JULY, 2022.

**LONG LAKE RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2022/2023

October 27, 2022
November 17, 2022 (date adjusted due to the Holiday)
December 15, 2022 (date adjusted due to the Holiday) * 6:00 p.m.
January 26, 2023
February 23, 2023
March 23, 2023 * 6:00 p.m.
April 27, 2023
May 25, 2023 * 6:00 p.m.
June 22, 2023
July 27, 2023 * 6:00 p.m.
August 24, 2023
September 21, 2023

All meetings will convene at 10:00 a.m. with the exception of the months of December, March, May, and July meetings will convene at 6:00 p.m. at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558.

Tab 11

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 RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Long Lake Reserve Community Development District was held on **Thursday, June 23, 2022 at 9:00 a.m.** at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558.

Present and constituting a quorum were:

Stephanie Greenfield	Board Supervisor, Chairman (joined 9:05 a.m. via conf. call)
Sara Schwartz	Board Supervisor, Vice-Chairman
William Humphries	Board Supervisor, Assistant Secretary
Gabrielle Roberts	Board Supervisor, Assistant Secretary

Also present were:

Debby Wallace	District Manager, Rizzetta & Co.
Scott Steady	District Counsel; Burr Forman, P.A.
Tonja Stewart	District Engineer, Stantec (joined at 9:10 a.m. via conf. call)
Patty Croon	Clubhouse Manager
Rael Lawrence	Clubhouse Manager
Ryan Cummings	Representative, Horner Environmental
Josh Hamilton	Representative, Yellowstone

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS**Call to Order**

Ms. Wallace called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS**Audience Comments**

No audience members comments.

THIRD ORDER OF BUSINESS**Consideration of Proposal from
Yellowstone (separate cover)**

On a Motion by Mr. Humphries, seconded by Ms. Schwartz, with all in favor, the Board of Supervisors approved the Yellowstone proposal to replace plants and sod around clubhouse in the amount of \$1,565.51, for the Long Lake Reserve Community Development District.

FOURTH ORDER OF BUSINESS**Consideration of Proposal from
Horner Environmental**

On a Motion by Ms. Schwartz, seconded by Mr. Humphries, with all in favor, the Board of Supervisors approved the Horner Environmental proposal in the amount of \$2,000.00 per month for wetland monitoring and maintenance of Camp Lake, Wetland F and G, plus a one-time fee of \$6,950.00 for permitting and planting of Wetland G, for the Long Lake Reserve Community Development District.

The Board requested proposal from Horner to add north section of Lake Camp to ongoing maintenance agreement.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****i. Discussion Regarding Signage around Camp Lake**

Mr. Steady sent an email to the Board regarding this subject. The Board had no questions.

B. District Engineer**i. Consideration of Speed Sign Study Proposal**

This item was tabled for further information from District Engineer. Board requested an updated proposal to add "No Paring Signs" to the study.

C. Aquatic Service Report

Ms. Wallace presented the aquatic report to the Board.

D. Clubhouse Manager

Ms. Croon presented the Clubhouse Report to the Board.

On a Motion by Ms. Schwartz, seconded by Ms. Roberts, with all in favor, the Board of Supervisors approved to change the hours for the Tennis Courts to 7:00 a.m., for the Long Lake Reserve Community Development District.

E. District Manager

Ms. Wallace announced that the next scheduled meeting is for July 28, 2022 at 6:00 p.m. The final budget will be presented at this meeting.

Ms. Wallace reminded the Board Supervisors to turn in their Form 1 to the Pasco County.

SIXTH ORDER OF BUSINESS**Appointment of Board Supervisor**

This was tabled.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2022-05;**

Designating Officers

This was tabled.

EIGHTH ORDER OF BUSINESS**Request from HOA for 4 Additional
No Parking Sign Location**

On a Motion by Ms. Schwartz, seconded by Ms. Roberts, with all in favor, the Board of Supervisors approved 4 additional no parking signs, for a total of 7 signs, subject to extra language in contract to specify locations of the signs to be on the other side of sidewalk, not on County Right-of-Way, for the Long Lake Reserve Community Development District.

NINTH ORDER OF BUSINESS**Public Hearing on Rules & Rates**

On a Motion by Ms. Schwartz, seconded by Mr. Humphries, with all in favor, the Board of Supervisors opened the Public Hearing for the Rules & Rates, for the Long Lake Reserve Community Development District.

The Board discussed the proposed rules and rates.

There were not public comments.

On a Motion by Ms. Schwartz, seconded by Mr. Humphries, with all in favor, the Board of Supervisors closed the Public Hearing for the Rules & Rates, for the Long Lake Reserve Community Development District.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2022-06;
Updating Rules & Rates**

Mr. Steady will correct page numbers. Playground rules #10 add "usage fee of \$50.00 for up to five hours".

On a Motion by Mr. Humphries, seconded by Ms. Roberts, with all in favor, the Board of Supervisors approved Resolution 2022-06; Updating Rules & Rates, subject to District Counsel's stated changes above, for the Long Lake Reserve Community Development District.

ELEVENTH ORDER OF BUSINESS**Consideration of Minutes of the
Board of Supervisors Meeting held
on May 26, 2022**

On a Motion by Ms. Roberts, seconded by Ms. Schwartz, the Board of Supervisors approved the May 26, 2022 Board of Supervisors Meeting Minutes, as presented, for the Long Lake Reserve Community Development District.

TWELFTH ORDER OF BUSINESS**Consideration of Operation &
Maintenance Expenditures for May
2022**

On a Motion by Mr. Humphries, seconded by Ms. Roberts, the Board of Supervisors approved the Operation & Maintenance Expenditures for May 2022 (\$36,995.33), for the Long Lake Reserve Community Development District.

THIRTEENTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Humphries asked for Jayman's contact information to help install the bat house poles.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

Ms. Wallace stated that if there was no further business to come before the Board then a motion to adjourn was in order.

On a Motion by Ms. Schwartz, seconded by Ms. Roberts, with all in favor the Board of Supervisors adjourned the meeting at 10:32 a.m., for the Long Lake Reserve Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 12

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · 813-994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa Florida 33614
www.longlakereserve.org

Operation and Maintenance Expenditures June 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2022 through June 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$44,198.39**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Austin Outdoor, LLC	001945	TM 369830	Mulch Install 05/22	\$ 1,300.00
Austin Outdoor, LLC	001958	TM 384836	Monthly Landscape Maintenance 06/22	\$ 7,087.00
Blue Wave Lighting	001949	1212522	Install LED Track Lighting 05/22	\$ 9,250.00
Blue Wave Lighting	001949	1218522	Install LED Track Lighting-Entrance Sign 05/22	\$ 4,975.00
Blue Wave Lighting	001949	1228522	Replace Faulty Photo Sensor 05/22	\$ 265.00
Bright House Networks	20200630-1	082530701051622	Account #0050825307-01 19617 Breynia DR 05/22	\$ 312.93
County Sanitation	001946	26100638	Monthly Waste Services 06/22	\$ 4,823.94
Duke Energy	20200630-2	9100 8028 5258 05/22	000 Henley Road Streetlights Morsani 05/22	\$ 303.41
Duke Energy	20200630-2	9100 8628 4637 05/22	19245 Breynia Dr. Sign, Monument, Irrigation 05/22	\$ 30.49
Duke Energy	20200630-2	9100 8628 4835 05/22	0000 Leonard RD Lite, Phase 3B 05/22	\$ 772.53
Duke Energy	20200630-2	9100 8628 5034 05/22	19932 Leonard Rd Sign 05/22	\$ 30.52
Duke Energy	20200630-2	9100 8628 5448 05/22	19617 Breynia Drive - Morsani Amenity 05/22	\$ 725.81

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	20200630-2	9100 8628 5638 05/22	000 Henley Road Streetlights Morsani 05/22	\$ 2,281.38
GEC Services, LLC	001947	INV-90853	Janitorial Services 06/22	\$ 541.75
Home Team Pest Defense, Inc.	001950	85205552	Monthly Pest Control 06/22	\$ 126.00
Long Lake Reserve CDD	CD034	CD034	Debit Card Replenishment	\$ 283.56
Mike Fasano, Pasco County Tax Collector	001954	060922	Long Lake Reserve CDD Postage Assessment 06/22	\$ 173.76
Pasco County Utilities	001948	16675602	19244 Breynia Irrigation Drive 05/22	\$ 433.71
Pasco County Utilities	001948	16675781	19617 Breynia Dr 05/22	\$ 218.96
Pasco County Utilities	001948	16676069	19932 Leonard Rd 05/22	\$ 797.44
Pasco County Utilities	001948	16676071	Morsani Phase 2 Irrigation 05/22	\$ 20.62
Rizzetta & Company, Inc.	001951	INV0000068655	District Management Fees 06/22	\$ 4,267.42
Rizzetta & Company, Inc.	001952	INV0000068919	Personnel Reimbursement 05/27/22	\$ 2,358.06
Securiteam, Inc.	001955	12270060622	Service Call For Cameras 06/22	\$ 150.00

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management	001956	PI-A00833903	Lake & Pond Management Services 06/22	\$ 833.50
Stantec Consulting Services, Inc.	001953	1931337	Engineering Services 05/22	\$ 624.00
Suncoast Pool Service	001957	8343	Monthly Pool Service 06/22	\$ 850.00
Times Publishing Company	001944	0000226351 05/22/22	Account # 167307 Legal Advertising 05/22	\$ 144.00
Times Publishing Company	001944	0000226353 05/25/22	Account # 167307 Legal Advertising 05/22	<u>\$ 217.60</u>
Report Total				<u>\$ 44,198.39</u>