



Rizzetta & Company

Long Lake Ranch Community Development District

**Financial Statements
(Unaudited)**

May 31, 2017

Prepared by: Rizzetta & Company, Inc.

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Long Lake Ranch CDD
Investment Summary
May 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2017</u>
The Bank of Tampa	Money Market Account	\$ 60,100
Total Reserve Fund Investments		\$ 60,100
US Bank Series 2014 Revenue	First American Government Obligation Fund Class Y	\$ 158,558
US Bank Series 2014 Reserve A-1	First American Government Obligation Fund Class Y	320,775
US Bank Series 2014 Reserve A-2	First American Government Obligation Fund Class Y	14,056
US Bank Series 2014 Prepay A-2	First American Government Obligation Fund Class Y	28,489
US Bank Series 2015 Revenue	US Bank Money Market	95,388
US Bank Series 2015 Prepayment A-1	US Bank Money Market	40
US Bank Series 2015 Reserve A-1	US Bank Money Market	118,003
US Bank Series 2015 Prepayment A-2	US Bank Money Market	49,897
US Bank Series 2015 Reserve A-2	US Bank Money Market	29,043
US Bank Series 2016 Reserve	US Bank Money Market	97,166
US Bank Series 2016 Revenue	US Bank Money Market	74,858
Total Debt Service Fund Investments		\$ 986,273
US Bank Series 2016 Construction	US Bank Money Market	\$ 1,313
Total Capital Project Fund Investments		\$ 1,313

Long Lake Ranch Community Development District

Summary A/R Ledger

302 - S2016 Capital Projects Fund

From 5/1/2017 Through 5/31/2017

<u>Invoice/Credit Date</u>	<u>Customer Name</u>	<u>Invoice/Credit Number</u>	<u>Current Balance</u>
2/28/2017	Long Lake Ranch, LLC	ARB02	237,170.96
3/31/2017	Long Lake Ranch, LLC	ARB086	109,418.44
4/30/2017	Long Lake Ranch, LLC	ARB089	196,417.08
5/30/2017	Long Lake Ranch, LLC	ARB091	10,266.22
5/30/2017	Long Lake Ranch, LLC	CPF0517-01	107,608.58
		Total 302 - S2016 Capital Projects Fund	660,881.28
			<hr/>
Report Balance			684,931.36
			<hr/> <hr/>

Long Lake Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 4/1/2017

001 - General Fund

From 5/1/2017 Through 5/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Vertex Water Features	4/28/2017	880020567	Install Bulb in Fountain 05/17	74.52
Yellowstone Landscape	5/1/2017	INV-0000160952	Monthly Landscape Maint & Fert 05/17	16,797.41
Duke Energy	5/16/2017	03431 87057 05/17	0000 Sunlake Blvd Lite 05/17	432.07
Onsight, Inc.	5/19/2017	6-17-202755-1	Signage Display Labor & Installation 05/17	496.00
Gaydos Hydro Services, LLC	5/22/2017	2017-272	Aquatic Maintenance Phase 1 & 2 Task 1 & 2 05/17	1,790.00
Hopping Green & Sams	5/22/2017	93783	General Counsel 04/17	1,154.00
Pasco County Utilities Services Branch	5/23/2017	0929280 05/17	0 Community Center 05/17	29.59
Nvirotech Pest Control Services, Inc.	5/23/2017	125094	Pest Control Acct #10520 05/17	65.00
Gaydos Hydro Services, LLC	5/24/2017	2017-281	Monthly Midge Fly Control 05/17	1,150.00
Times Publishing Company	5/24/2017	478553 05/24/17	Legal Advertising 05/17	82.40
Tampa Poop 911 LLC	5/26/2017	1706661	Pet Waste Station Supplies 05/17	221.00
Duke Energy	5/30/2017	Summary Bill 05/17	Summary Bill 05/17	8,860.00
Yellowstone Landscape	5/31/2017	INV-0000164587	Replace Spray Heads/Rotors/Nozzle @ Drip Line 05/17	246.59
Rizzetta Amenity Services, Inc.	5/31/2017	INV00000000003892	Out of Pocket Expenses 05/17	58.36
Duke Energy	6/7/2017	71571 28505 05/17	0000 Sunlake Blvd-Lighting 05/17	6,900.49
Pasco County Utilities Services Branch	6/8/2017	Pasco Summary 05/17	Pasco Summary 05/17	1,651.52
			Total 001 - General Fund	40,008.95

Long Lake Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 4/1/2017

302 - S2016 Capital Projects Fund

From 5/1/2017 Through 5/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hardscapes 2, Inc.	4/25/2017	CUS19 Hardscapes 2	CUS19-21 Series 2016	204,240.39
RIPA & Associates, LLC	4/25/2017	CUS20 RIPA	CUS19- 21 Series 2016	3,000.00
Cornerstone Solutions Group	4/25/2017	CUS21 Cornerstone	CUS19 -21 Series 2016	24,617.54
Hopping Green & Sams	5/18/2017	CUS22 Hopping	CUS22 Series 2016	588.00
Hardscapes 2, Inc.	5/31/2017	CUS23 Hardscapes2	CUS23-24 Series 2016	92,395.94
Tree Farm 2, Inc.	5/31/2017	CUS24 Tree Farm 2	CUS23-24 Series 2016	14,624.64
			Total 302 - S2016 Capital Projects Fund	339,466.51
Report Total				379,475.46

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2015**

Construction/COI Account Activity Through May 31, 2017

Inflows:	Debt Proceeds	\$ 4,822,287.84	
	Underwriter Discount	102,700.00	
	Total Bond Proceeds:	4,924,987.84	
	Interest Earnings	47.54	
	Total Inflows	\$ 4,925,035.38	

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status As of 05/31/17
10/09/15	COI	Underwriter Discount	\$ (102,700.00)	Cleared
10/09/15	COI	Bryant Miller Olive	(30,000.00)	Cleared
10/09/15	COI	Holland Knight LLP	(5,250.00)	Cleared
10/09/15	COI	Nabors Giblin Nickerson	(50,000.00)	Cleared
10/09/15	COI	Rizzetta & Co, Inc.	(30,000.00)	Cleared
10/09/15	COI	Rizzetta & Co, Inc.	(5,000.00)	Cleared
10/09/15	COI	Hopping Green Sams	(35,000.00)	Cleared
10/09/15	COI	US Bank	(5,442.38)	Cleared
10/09/15	COI	Image Masters	(1,250.00)	Cleared
		Total COI:	(264,642.38)	
10/26/15	1	Long Lake Ranch LLC	(478,857.34)	Cleared
10/26/15	2	Long Lake Ranch LLC	(383,360.57)	Cleared
10/26/15	3	Long Lake Ranch LLC	(1,293,995.10)	Cleared
10/26/15	4	Long Lake Ranch LLC	(2,496,074.83)	Cleared
06/30/16	53	FIS Outdoor	(356.56)	Cleared
06/30/16	54	Heidt Design	(1,050.00)	Cleared
06/30/16	55	Hopping Green & Sams	(1,714.00)	Cleared
06/30/16	56	Moretrench Gigliotti Inc.	(1,471.29)	Cleared
06/30/16	57	Tree Farm 2, Inc.	(2,732.50)	Cleared
08/31/16	69	FIS Outdoor	(187.79)	Cleared
08/31/16	70	Heidt Design	(102.50)	Cleared
08/31/16	71	Tree Farm 2, Inc.	(490.46)	Cleared
		Total Requisitions:	(4,660,392.94)	

Total COI and Requisitions: (4,925,035.32)

Retainage Payable

Total Outflows: (4,925,035.32)

Capital Projects Fund Balance at May 31, 2017 **\$ 0.06**

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
Supplemental Construction Series 2015**

Construction Account Activity Through May 31, 2017

Inflows:	Developer Contributions	\$	7,880,116.37
	Total Developer Contributions:		7,880,116.37
	Transfer from S2014 Supplemental Fund		6,636.25
	Total Inflows	\$	7,886,752.62

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status As of 05/31/17
10/31/15	CUS 5	Hardscapes 2, Inc.	\$ (121,575.24)	Cleared
10/31/15	CUS 6	Heidt Design	(7,658.10)	Cleared
10/31/15	CUS 7	Hopping Green & Sams	(3,093.00)	Cleared
10/31/15	CUS 8	Moretrench Gigliotti Inc.	(634,009.79)	Cleared
10/31/15	CUS 9	Tree Farm 2, Inc.	(5,315.00)	Cleared
11/30/15	CUS 10	Heidt Design	(15,000.00)	Cleared
11/30/15	CUS 11	FIS Outdoor	(962.09)	Cleared
11/30/15	CUS 12	Hardscapes 2, Inc.	(53,069.58)	Cleared
11/30/15	CUS 13	Hopping Green & Sams	(2,725.28)	Cleared
11/30/15	CUS 14	Moretrench Gigliotti Inc.	(979,802.49)	Cleared
11/30/15	CUS 15	Tree Farm 2, Inc.	(186,346.70)	Cleared
11/30/15	CUS 16	Tree Farm 2, Inc.	(6,065.00)	Cleared
12/31/15	CUS 17	FIS Outdoor	(3,573.34)	Cleared
12/31/15	CUS 18	Hardscapes 2, Inc.	(67,130.99)	Cleared
12/31/15	CUS 19	Heidt Design	(428.75)	Cleared
12/31/15	CUS 20	Hopping Green & Sams	(4,807.00)	Cleared
12/31/15	CUS 21	Moretrench Gigliotti Inc.	(825,080.99)	Cleared
01/31/16	CUS 22	FIS Outdoor	(5,044.68)	Cleared
01/31/16	CUS 23	Florida Native Nursery, Inc.	(24,450.00)	Cleared
01/31/16	CUS 24	Hardscapes 2, Inc.	(52,025.18)	Cleared
01/31/16	CUS 25	Heidt Design	(580.00)	Cleared
01/31/16	CUS 26	Moretrench Gigliotti Inc.	(413,858.99)	Cleared
01/31/16	CUS 27	Securiteam, Inc.	(1,405.00)	Cleared
01/31/16	CUS 28	Tree Farm 2, Inc.	(22,688.75)	Cleared
02/29/16	CUS 29	Lumber & Fencing Products, Inc.	(50,157.02)	Cleared

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
Supplemental Construction Series 2015**

Construction Account Activity Through May 31, 2017

02/29/16	CUS 30	FIS Outdoor	(5,440.55)	Cleared
02/29/16	CUS 31	Florida Native Nursery, Inc.	(11,861.00)	Cleared
02/29/16	CUS 32	Hardscapes 2, Inc.	(51,388.08)	Cleared
02/29/16	CUS 33	Moretrench Gigliotti Inc.	(346,516.65)	Cleared
02/29/16	CUS34	Tree Farm 2, Inc.	(41,732.38)	Cleared
03/31/16	CUS35	FIS Outdoor	(941.54)	Cleared
03/31/16	CUS36	Florida Native Nursery, Inc.	(2,264.12)	Cleared
03/31/16	CUS37	Hardscapes 2, Inc.	(34,061.62)	Cleared
03/31/16	CUS38	Hopping Green & Sams	(4,623.00)	Cleared
03/31/16	CUS39	Moretrench Gigliotti Inc.	(52,720.85)	Cleared
03/31/16	CUS40	Tree Farm 2, Inc.	(137,727.61)	Cleared
04/30/16	CUS41	FIS Outdoor	(1,692.67)	Cleared
04/30/16	CUS42	Hardscapes 2, Inc.	(55,639.70)	Cleared
04/30/16	CUS43	Heidt Design	(102.50)	Cleared
04/30/16	CUS44	Hopping Green & Sams	(699.50)	Cleared
04/30/16	CUS45	Moretrench Gigliotti Inc.	(54,185.71)	Cleared
04/30/16	CUS46	Tree Farm 2, Inc.	(117,773.31)	Cleared
05/31/16	CUS 47	FIS Outdoor	(3,754.08)	Cleared
05/31/16	CUS 48	Hardscapes 2, Inc.	(40,847.56)	Cleared
05/31/16	CUS 49	Heidt Design	(3,307.98)	Cleared
05/31/16	CUS 50	Moretrench Gigliotti Inc.	(3,400.00)	Cleared
05/31/16	CUS 51	Securiteam, Inc.	(3,833.00)	Cleared
05/31/16	CUS 52	Tree Farm 2, Inc.	(22,108.79)	Cleared
06/30/16	CUS58	Hardscapes 2, Inc.	(12,126.14)	Cleared
06/30/16	CUS59	RIPA & Associates, LLC	(67,761.90)	Cleared
06/30/16	CUS60	Tree Farm 2, Inc.	(4,500.00)	Cleared
07/31/16	CUS61	Florida Native Nursery, Inc.	(8,145.50)	Cleared
07/31/16	CUS62	Hopping Green & Sams	(1,730.00)	Cleared
07/31/16	CUS63	RIPA & Associates, LLC	(230,367.91)	Cleared
07/31/16	CUS64	Tree Farm 2, Inc.	(8,428.75)	Cleared
07/31/16	CUS65	Hardscapes 2, Inc.	(37,055.17)	Cleared
07/31/16	CUS66	Hopping Green & Sams	(245.00)	Cleared
07/31/16	CUS67	RIPA & Associates, LLC	(451,081.71)	Cleared
07/31/16	CUS68	Tree Farm 2, Inc.	(29,417.25)	Cleared
08/31/16	CUS72	RIPA & Associates, LLC	(489,121.66)	Cleared
08/31/16	CUS73	Tree Farm 2, Inc.	(1,589.54)	Cleared

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
Supplemental Construction Series 2015**

Construction Account Activity Through May 31, 2017

09/30/16	CUS74	Hardscapes 2, Inc.	(41,489.43)	Cleared
09/30/16	CUS75	Tree Farm 2, Inc.	(2,896.25)	Cleared
09/30/16	CUS76	Hopping Green & Sams	(800.00)	Cleared
09/30/16	CUS77	RIPA & Associates, LLC	(792,981.59)	Cleared
10/31/16	CUS78	RIPA & Associates, LLC	(503,935.13)	Cleared
11/30/16	CUS79	Tree Farm 2, Inc.	(6,030.00)	Cleared
11/30/16	CUS80	Hardscapes 2, Inc.	(38,336.42)	Cleared
12/31/16	CUS81	Tree Farm 2, Inc.	(2,047.56)	Cleared
12/31/16	CUS82	Hardscapes 2, Inc.	(63,625.88)	Cleared
12/31/16	CUS83	FIS Outdoor	(5,980.98)	Cleared
12/31/16	CUS84	Florida Native Nursery, Inc.	(980.00)	Cleared
12/31/16	CUS85	Heidt Design	VOID	VOID
12/31/16	CUS86	Hopping Green & Sams	(73.50)	Cleared
12/31/16	CUS87	RIPA & Associates, LLC	(592,920.92)	Cleared
Total Requisitions:			(7,877,143.35)	

Total COI and Requisitions:	(7,877,143.35)
Transfer Excess Funding to S2016 Custody Account	(9,609.27)
Total Outflows:	(7,886,752.62)

Capital Projects Fund Balance at May 31, 2017 \$ -

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bond - Series 2016**

Construction/COI Account Activity Through May 31, 2017

Inflows:	Debt Proceeds	\$ 2,915,388.52	
	Underwriter Discount	62,100.00	
	Total Bond Proceeds:	<u>2,977,488.52</u>	
	Interest Earnings	198.09	
	Total Inflows	<u><u>\$ 2,977,686.61</u></u>	

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status As of 05/31/17
11/04/16	COI	Underwriter Discount	\$ (62,100.00)	Cleared
11/04/16	COI	Bryant Miller Olive	(30,000.00)	Cleared
11/04/16	COI	Holland Knight LLP	(5,250.00)	Cleared
11/04/16	COI	Nabors Giblin Nickerson	(50,000.00)	Cleared
11/04/16	COI	Rizzetta & Co, Inc.	(30,000.00)	Cleared
11/04/16	COI	Rizzetta & Co, Inc.	(5,000.00)	Cleared
11/04/16	COI	Hopping Green Sams	(35,000.00)	Cleared
11/04/16	COI	Rizzetta & Co, Inc.	(1,000.00)	Cleared
11/04/16	COI	US Bank	(5,542.38)	Cleared
11/04/16	COI	Image Masters	(1,250.00)	Cleared
01/31/16	COI	Heidt Design	(5,842.50)	Cleared
		Total COI:	<u>(230,984.88)</u>	
10/26/15	1	Long Lake Ranch LLC	(2,745,388.52)	Cleared
		Total Requisitions:	<u>(2,745,388.52)</u>	

Total COI and Requisitions: (2,976,373.40)

Total Outflows: (2,976,373.40)

Capital Projects Fund Balance at May 31, 2017 **\$ 1,313.21**

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
Supplemental Construction Series 2016**

Construction Account Activity Through May 31, 2017

Inflows:	Developer Contributions	\$ 2,339,693.46	
	Developer AR	660,881.28	
	Total Developer Contributions:	3,000,574.74	
	Excess Funding Transferred from S2015 Custody Account	9,609.27	
	Total Developer Contributions:	3,010,184.01	
	Transfer from S2015 Supplemental Fund		
	Total Inflows	\$ 3,010,184.01	

Outflows:	Requisitions			
Requisition Date	Requisition Number	Contractor	Amount	Status As of 05/31/17
12/31/16	CUS 2	RIPA & Associates, LLC	\$ (491,103.71)	Cleared
01/31/17	CUS 3	Hardscapes 2, Inc.	(16,662.50)	Cleared
01/31/17	CUS 4	Heidt Design	(358.75)	Cleared
01/31/17	CUS 5	Moretrench Gigliotti Inc.	(599,338.39)	Cleared
01/31/17	CUS 6	Tree Farm 2, Inc.	(39,113.92)	Cleared
01/31/17	CUS 7	Heidt Design	(1,553.75)	Cleared
01/31/17	CUS 8	Hopping Green & Sams	(2,108.00)	Cleared
01/31/17	CUS 9	RIPA & Associates, LLC	(333,412.20)	Cleared
01/31/17	CUS 10	Hopping Green & Sams	(5,344.50)	Cleared
02/28/17	CUS 11	RIPA & Associates, LLC	(213,453.80)	Cleared
03/29/17	CUS 12	Tree Farm 2, Inc.	(3,835.00)	Cleared
03/29/17	CUS 13	Hardscapes2, Inc	(78,741.19)	Cleared
03/29/17	CUS 14	GeoPoint	(1,500.00)	Cleared
03/29/17	CUS 15	Hopping Green & Sams	(314.25)	Cleared
03/29/17	CUS 16	Tree Farm 2, Inc.	(82,667.97)	Cleared
03/29/17	CUS 17	Hardscapes2, Inc	(158,128.51)	Cleared
04/24/17	CUS 18	Hardscapes2, Inc	(89,332.19)	Cleared
04/25/17	CUS 19	Hardscapes 2, Inc	(204,240.39)	A/P
04/25/17	CUS 20	RIPA & Associates, LLC	(3,000.00)	A/P
04/25/17	CUS 21	Cornerstone	(24,617.54)	A/P
05/18/17	CUS 22	Hopping Green & Sams	(588.00)	A/P
05/30/17	CUS 23	Hardscapes 2, Inc	(92,395.94)	A/P
05/30/17	CUS 24	Tree Farm 2, Inc.	(14,624.64)	A/P
		Total Requisitions:	(2,456,435.14)	

Total COI and Requisitions:	(2,456,435.14)
Retainage Payable	(553,748.87)
Total Outflows:	(3,010,184.01)

Capital Projects Fund Balance at May 31, 2017 **\$ 0.00**

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
Supplemental Construction Series 2016**

Construction Account Activity Through May 31, 2017

Outstanding Contracts, net of retainage:	
Cornerstone Solutions Group LLR 1505	\$ 65,179.20
RIPA & Associates, LLC	55,165.97
Contract Sub Total:	<u><u>120,345.17</u></u>
Committed Funds to be Contributed by Developer	<u><u>\$ 120,345.17</u></u>

Long Lake Ranch Community Development District
Notes to Unaudited Financial Statements
May 31, 2017

Balance Sheet

1. Trust statement activity has been recorded through 05/31/17.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY16-17 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. Debt Service Fund 301 – Payment for Invoice #CPF0517-01 in the amount of \$107,608.57 was received in June 2017.