



Rizzetta & Company

Long Lake Reserve Community Development District

Board of Supervisors' Meeting August 11, 2025

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.longlakecdd.org

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558
www.longlakecdd.org

Board of Supervisors	Sara Schwartz	Chairman
	Gabrielle Roberts	Vice-Chairman
	Stephanie Greenfield	Assistant Secretary
	Denise Crowder	Assistant Secretary
	Mark Barnum	Assistant Secretary
District Manager	Sean Craft	Rizzetta & Company, Inc.
District Counsel	Scott Steady	Burr Forman, PA
District Engineer	Tyson Waag	Stantec Consulting

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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 RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

August 4, 2025

**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 **Monday, August 11, 2025 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. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2025-2026 Final Budget
 - i. Consideration of Resolution 2025-06; Adopting Fiscal Year 2025-2026 Final Budget Tab 1
 - B. Public Hearing on Fiscal Year 2025-2026 Assessments
 - i. Consideration of Resolution 2025-07; Levying O & M Assessments for Fiscal Year 2025-2026..... Tab 2
 - C. Consideration of Resolution 2025-08; Setting the Meeting Schedule for Fiscal Year 2025-2026..... Tab 3
 - D. Consideration of 2024-2025 Goals & Objectives Report..... Tab 4
 - E. Consideration of Request for FHP Off Duty Patrols Tab 5
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Presentation of Aquatic Service Report Tab 6
 - D. Landscape Report..... Tab 7
 - E. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 8
 - F. District Manager
 - i. Presentation of District Manager's Report..... Tab 9
 - ii. Presentation of 2nd Quarter Website Compliance Audit Report Tab 10
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on July 14, 2025..... Tab 11
 - B. Consideration of Operation and Maintenance Expenditures for June 2025 Tab 12
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at scraft@rizzetta.com.

Sincerely,

Sean Craft

Sean Craft
District Manager

Tab 1

RESOLUTION 2025-06

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, 2025, AND ENDING SEPTEMBER 30, 2026

WHEREAS, the District Manager has, prior to the 15th day in June, 2025, 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 11, 2025, 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 2024/2025 and/or revised projections for Fiscal Year 2025/2026.
- 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, 2026,” as adopted by the Board of Supervisors on August 11, 2025.
- 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, 2025, and ending September 30, 2026, 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 11th of August, 2025.

ATTEST:

**LONG LAKE RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/ Assistant Secretary

By: _____
Its: Chairman _____

Exhibit A: Fiscal Year 2025/2026 Final Budget

Exhibit A



Rizzetta & Company

Long Lake Reserve CDD

www.longlakecdd.org

Proposed Final Budget for Fiscal Year 2025/2026

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Proposed Budget Long Lake Reserve Community Development District General Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 683,834	\$ 683,834	\$ 678,736	\$ 5,098	\$ 704,066	\$ 25,330	
6								
7	Assessment Revenue Subtotal	\$ 683,834	\$ 683,834	\$ 678,736	\$ 5,098	\$ 704,066	\$ 25,330	
8								
9	OTHER REVENUES							
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ 25,000	\$ (25,000)	\$ 25,000	\$ -	
12	Interest Earnings and Miscellaneous Revenue	\$ 3,753	\$ 5,004	\$ -	\$ 5,004	\$ -	\$ -	
13								
14	Other Revenue Subtotal	\$ 3,753	\$ 5,004	\$ 25,000	\$ (19,996)	\$ 25,000	\$ -	
15								
16	TOTAL REVENUES	\$ 687,587	\$ 688,838	\$ 703,736	\$ (14,898)	\$ 729,066	\$ 25,330	
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
18								
19	EXPENDITURES - ADMINISTRATIVE							
20								
21	Legislative							
22	Supervisor Fees	\$ 7,000	\$ 9,333	\$ 12,000	\$ 2,667	\$ 12,000	\$ -	5 paid board members for 12 meetings
23	Financial & Administrative							
24	Accounting Services	\$ 15,340	\$ 20,453	\$ 20,453	\$ (0)	\$ 21,271	\$ 818	Increase in cost for FY 25/26
25	Administrative Services	\$ 3,835	\$ 5,113	\$ 5,113	\$ (0)	\$ 5,318	\$ 205	Increase in cost for FY 25/26
26	Arbitrage Rebate Calculation	\$ 400	\$ 400	\$ 450	\$ 50	\$ 400	\$ (50)	3 year agreement signed in 2025 for \$400/yr.
27	Assessment Roll	\$ 5,681	\$ 5,681	\$ 5,681	\$ -	\$ 5,908	\$ 227	Increase in cost for FY 25/26
28	Auditing Services	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	Contract with McDimit Davis
29	Bank Fees	\$ 280	\$ 373	\$ 300	\$ (73)	\$ 300	\$ -	Increase in cost for FY 25/26
30	Disclosure Report	\$ 3,750	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
31	District Engineer	\$ 8,731	\$ 11,641	\$ 12,500	\$ 859	\$ 12,500	\$ -	Same. Possibly increase for FY 25/26
32	District Management	\$ 17,128	\$ 22,837	\$ 22,838	\$ 1	\$ 23,752	\$ 914	Increase in cost for FY 25/26
33	Dues, Licenses & Fees	\$ 215	\$ 287	\$ 175	\$ (112)	\$ 175	\$ -	
34	Financial & Revenue Collections	\$ 4,261	\$ 5,681	\$ 5,681	\$ (0)	\$ 5,908	\$ 227	Increase in cost for FY 25/26
35	Legal Advertising	\$ 221	\$ 295	\$ 1,500	\$ 1,205	\$ 1,500	\$ -	
36	Miscellaneous Mailings	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
37	Public Officials Liability Insurance	\$ 3,027	\$ 3,027	\$ 3,267	\$ 240	\$ 3,405	\$ 138	EGIS estimate
38	Tax Collector/ Property Appraiser Fees	\$ 312	\$ 312	\$ 300	\$ (12)	\$ 300	\$ -	
39	Trustees Fees	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	
40	Website Hosting, Maintenance, Backup (and Email)	\$ 2,460	\$ 3,280	\$ 3,200	\$ (80)	\$ 3,200	\$ -	
41	Legal Counsel							
42	District Counsel	\$ 6,066	\$ 8,088	\$ 16,000	\$ 7,912	\$ 10,000	\$ (6,000)	Decrease based on costs in FY 24/25
43								
44	Administrative Subtotal	\$ 86,207	\$ 109,303	\$ 122,958	\$ 13,655	\$ 119,437	\$ (3,521)	
45								
46	EXPENDITURES - FIELD OPERATIONS							
47								
48	Security Operations							
49	Security Camera Maintenance/Fees	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	
50	Security Monitoring Services	\$ 4,758	\$ 6,344	\$ 6,500	\$ 156	\$ 7,000	\$ 500	Securiteam - \$1,440 /qtr + increases
51	Security Patrols	\$ -	\$ -	\$ -	\$ -	\$ 26,000	\$ 26,000	New Line Item for FY 25/26
52	Electric Utility Services							
53	Utility - Recreation Facilities	\$ 7,119	\$ 9,492	\$ 12,000	\$ 2,508	\$ 12,000	\$ -	
54	Utility - Street Lights	\$ 31,384	\$ 41,845	\$ 48,400	\$ 6,555	\$ 48,400	\$ -	
55	Utility Services - Irrigation	\$ 555	\$ 740	\$ 6,000	\$ 5,260	\$ 6,000	\$ -	
56	Garbage/Solid Waste Control Services							
57	Garbage - Residential	\$ 39,640	\$ 52,853	\$ 58,870	\$ 6,017	\$ 58,870	\$ -	Based on current contact w/Coastal
58	Solid Waste Assessment	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
59	Water-Sewer Combination Services							
60	Utility Services	\$ 12,477	\$ 16,636	\$ 22,500	\$ 5,864	\$ 17,000	\$ (5,500)	Based on current year projected + 5% anticipated increase.
61	Stormwater Control							
62	Aquatic Maintenance	\$ -	\$ -	\$ 10,002	\$ 10,002	\$ 10,170	\$ 168	Contract rate from 6/25 - 5/26. Expected 1.5% increase
63	Aquatic Plant Replacement	\$ 32,500	\$ 43,333	\$ 10,000	\$ (33,333)	\$ 10,000	\$ -	

Proposed Budget Long Lake Reserve Community Development District General Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
64	Stormwater Assessment	\$ 1,148	\$ 1,148	\$ 5,000	\$ 3,852	\$ 5,000	\$ -	
65	Stormwater System Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
66	Wetland Monitoring & Maintenance	\$ 16,984	\$ 22,645	\$ 12,606	\$ (10,039)	\$ 12,774	\$ 168	Contract rate from 6/25 - 5/26. Expected 1.5% increase
67	Other Physical Environment							
68	Entry & Walls Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	Power washing, landscape lighting repairs.
69	Fire Ant Treatment	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	Behind Clubhouse area.
70	General Liability Insurance	\$ 3,700	\$ 3,700	\$ 3,804	\$ 104	\$ 4,163	\$ 359	EGIS estimate
71	Holiday Decorations	\$ 335	\$ 447	\$ 500	\$ 53	\$ 500	\$ -	
72	Irrigation Repairs & Maintenance	\$ 1,445	\$ 1,927	\$ 6,000	\$ 4,073	\$ 6,000	\$ -	
73	Landscape - Annuals	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
74	Landscape - Mulch	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
75	Landscape Maintenance	\$ 62,530	\$ 83,373	\$ 81,500	\$ (1,873)	\$ 81,500	\$ -	Yellowstone \$6776.75/month
76	Landscape Replacement Plants, Shrubs, Trees	\$ 775	\$ 1,033	\$ 15,000	\$ 13,967	\$ 15,000	\$ -	
77	Property Insurance	\$ 35,283	\$ 35,283	\$ 38,741	\$ 3,458	\$ 38,106	\$ (635)	EGIS estimate
78	Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	New Line Item for FY 25/26
79	Well Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
80	Road & Street Facilities							
81	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Power washing and repairs.
82	Sidewalk Repair & Maintenance	\$ 7,425	\$ 9,900	\$ 5,000	\$ (4,900)	\$ 5,000	\$ -	Power washing and repairs.
83	Parks & Recreation							
84	Access Control Maintenance & Repair	\$ 695	\$ 927	\$ 6,000	\$ 5,073	\$ 6,000	\$ -	
85	Clubhouse - Facility Janitorial Service	\$ 12,490	\$ 16,653	\$ 15,800	\$ (853)	\$ 15,800	\$ -	Office Pride - \$1316.62 mo. for 3x/week
86	Clubhouse Maintenance & Repairs	\$ 4,541	\$ 6,055	\$ 9,500	\$ 3,445	\$ 9,500	\$ -	Based on current year projected.
87	Clubhouse Supplies	\$ 1,411	\$ 1,881	\$ 4,000	\$ 2,119	\$ 4,000	\$ -	
88	Dock Repairs and Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
89	Employee - Amenity Staff	\$ 77,846	\$ 103,795	\$ 101,900	\$ (1,895)	\$ 109,902	\$ 8,002	Increase in costs for FY 25/26
90	Facility A/C & Heating Maintenance & Repair	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
91	Furniture Repair/Replacement	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	Indoor and Outdoor Furniture
92	Lighting Replacement	\$ 528	\$ 704	\$ 500	\$ (204)	\$ 500	\$ -	
93	Management & Oversight	\$ 9,900	\$ 13,200	\$ 13,200	\$ -	\$ 14,200	\$ 1,000	Increase in cost for FY 25/26
94	Pest Control	\$ 1,209	\$ 1,612	\$ 2,500	\$ 888	\$ 2,500	\$ -	HomeTeam - \$114.50/month + termite
95	Playground Equipment Maintenance (inc. inspections)	\$ 400	\$ 533	\$ 3,000	\$ 2,467	\$ 3,000	\$ -	Inspections (\$750/yr) plus maint/repairs.
96	Pool Permits	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
97	Pool Repairs	\$ 9,776	\$ 13,035	\$ 4,000	\$ (9,035)	\$ 4,000	\$ -	
98	Pool Service Contract	\$ 15,622	\$ 20,829	\$ 20,580	\$ (249)	\$ 20,580	\$ -	Cooper Pools contract - \$1715/mo.
99	Telephone, Fax, Internet	\$ 2,389	\$ 3,185	\$ 3,500	\$ 315	\$ 3,500	\$ -	
100	Tennis/Athletic Court/Field Repairs	\$ 1,016	\$ 1,355	\$ 3,000	\$ 1,645	\$ 3,000	\$ -	
101	Trail/Bike Path Maintenance	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 2,000	\$ (4,000)	Replenish shells - rotate ph1 & 2 each yr. - skip FY 25/26
102	Special Events							
103	Clubhouse Programs/Events	\$ 5,555	\$ 7,407	\$ 8,000	\$ 593	\$ 8,000	\$ -	
104	Contingency							
105	Miscellaneous Contingency	\$ 31,237	\$ 41,649	\$ 10,875	\$ (30,774)	\$ 8,664	\$ (2,211)	Unanticipated expenses.
106								
107	Field Operations Subtotal	\$ 432,673	\$ 563,520	\$ 580,778	\$ 17,258	\$ 609,629	\$ 28,851	
108								
109	TOTAL EXPENDITURES	\$ 518,880	\$ 672,823	\$ 703,736	\$ 30,913	\$ 729,066	\$ 25,330	
110								
111	EXCESS OF REVENUES OVER EXPENDITURES	\$ 168,707	\$ 16,015	\$ -	\$ 16,015	\$ -	\$ -	
112								

Proposed Budget

Long Lake Reserve Community Development District

Reserve Fund

Fiscal Year 2025/2026

Comments

[illegible]

Long Lake Reserve Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2018	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$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.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$729,066.00	2024/2025 O&M Budget:	\$703,736.00
Pasco County Collection Costs:	2%	\$15,512.04	2025/2026 O&M Budget:	\$729,066.00
Early Payment Discounts:	4%	\$31,024.09		
2025/2026 Total:		\$775,602.13	Total Difference:	\$25,330.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Single Family 40'	Series 2018 Debt Service	\$914.12	\$914.12	\$0.00	0.00%
	Operations/Maintenance	\$1,955.33	\$2,020.45	\$65.12	3.33%
	Total	\$2,869.45	\$2,934.57	\$65.12	2.27%
Single Family 50'	Series 2018 Debt Service	\$1,142.64	\$1,142.64	\$0.00	0.00%
	Operations/Maintenance	\$2,341.96	\$2,426.29	\$84.33	3.60%
	Total	\$3,484.60	\$3,568.93	\$84.33	2.42%
Single Family 60'	Series 2018 Debt Service	\$1,371.17	\$1,371.17	\$0.00	0.00%
	Operations/Maintenance	\$2,728.60	\$2,832.14	\$103.54	3.79%
	Total	\$4,099.77	\$4,203.31	\$103.54	2.53%

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMINISTRATIVE BUDGET		\$119,437.00
COLLECTION COSTS @	2%	\$2,541.21
EARLY PAYMENT DISCOUNT @	4%	\$5,082.43
TOTAL O&M ASSESSMENT		<u>\$127,060.64</u>

TOTAL FIELD BUDGET		\$609,629.00
COLLECTION COSTS @	2%	\$12,970.83
EARLY PAYMENT DISCOUNT @	4%	\$25,941.66
TOTAL O&M ASSESSMENT		\$648,541.49

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2018
		DEBT SERVICE ⁽¹⁾
Single Family 40'	99	99
Single Family 50'	124	124
Single Family 60'	97	97
Total Lots	320	320

Allocation of Admin O&M Assessment				
EAU Factor	Total EAU's	% Total EAU's	Total Budget	Admin per Unit
1.00	99.00	30.94%	\$39,309.38	\$397.06
1.00	124.00	38.75%	\$49,236.00	\$397.06
1.00	97.00	30.31%	\$38,515.26	\$397.06
	320.00	100.00%	\$127,060.64	

Allocation of Field O&M Assessment				
EAU Factor	Total EAU's	% Total EAU's	Total Budget	Field per Unit
0.80	79.20	24.78%	\$160,714.91	\$1,623.38
1.00	124.00	38.80%	\$251,624.36	\$2,029.23
1.20	116.40	36.42%	\$236,202.22	\$2,435.07
	319.60	100.00%	\$648,541.49	

PER LOT ANNUAL ASSESSMENT		
SERIES 2018		
O&M	DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$2,020.45	\$914.12	\$2,934.57
\$2,426.29	\$1,142.64	\$3,568.93
\$2,832.14	\$1,371.17	\$4,203.31

Less: Pasco Co. Collection Costs (2%) and Early Pymt Discounts (4%):

(\$7,623.64)

(\$38,912.49)

Net Revenue to be Collected:

\$119,437.00

\$609,629.00

⁽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 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

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:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

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 – 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 management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of 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.

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.



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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 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.

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.

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.



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EXPENDITURES - FIELD OPERATIONS:

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.

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.

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

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

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

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

Landscape - Mulch: Expenses related to the replacement of mulch.

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



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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.

Main Increases Due To:

Inflation

Increase use of facilities.

Increase Wetland Maintenance.

Increase in Utility Costs.

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.

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.



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Tab 2

RESOLUTION 2025-07

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 2025-2026 (“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

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 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 11th day of August, 2025.

ATTEST:

**LONG LAKE RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its: Chairman_____

Exhibit A: FY 2025/2026 Budget

Exhibit B: Assessment Roll

EXHIBIT A:
Fiscal Year 2025/2026 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 3

RESOLUTION 2025-08

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 11TH DAY OF AUGUST, 2025.

**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 2025-2026

October 6, 2025 - Adjusted due to Holiday

November 10, 2025

December 8, 2025 * 6:00 p.m.

January 12, 2026

February 9, 2026

March 9, 2026 * 6:00 p.m.

April 13, 2026

May 11, 2026

June 8, 2026 * 6:00 p.m.

July 13, 2026

August 10, 2026 * 6:00 p.m.

September 14, 2026

All meetings will convene at 9:00 a.m. except for the months of December, March, June, and August meetings will convene at 6:00 p.m. at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558.

Tab 4

**Long Lake Reserve Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Financial Goals and Objectives

Goal 1.1: Financial Transparency

Objective: Commit to regularly reporting on the financial status of the District.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year. Independent financial audit performed by a third party conducted annually, with the audit results shared with the Board at the next meeting immediately following.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months worth of expenses until the tax rolls come in for the new fiscal year and for the annual financial audits to come back clean with no findings.

Achieved: Yes ☐ No ☐

Goal 1.2: Budget Consciousness

Objective: Strive to stay within budget and provide justification for exceeding total budget expenditures.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months worth of expenses until the tax rolls come in for the new fiscal year.

Achieved: Yes ☐ No ☐

2. Board Meeting Goals and Objectives

Goal 1.1: Productive Meetings

Objective: To be orderly, efficient, and to provide a safe working environment for all attendees.

Measurement: Ensure that each Board meeting runs no longer than two hours in duration and that all persons in attendance (Board members, staff, audience, etc.) have the opportunity to be heard during that time without speaking over each other, and that they feel physically safe while in the meeting space.

Standard: Hold each audience member addressing the Board of Supervisors to a total of three minutes, while also reminding Board members that should they choose to engage in a two-way discussion with any given audience member that the three-minute clock starts over from zero each time they respond to the audience member's comment(s). Additionally, if the Board discusses any given topic beyond ten minutes without coming to a decision, to then table the discussion until the next meeting.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date:_____ Print Name: _____

Long Lake Reserve Community Development District

District Manager: _____

Date:_____ Print Name: _____

Long Lake Reserve Community Development District

Tab 5

FLORIDA HIGHWAY PATROL REQUEST FOR OFF-DUTY POLICE SERVICES

THIS REQUEST IS BEING MADE ON BEHALF OF A(N):

☐ Commercial Vehicle Escort

<input checked="" type="checkbox"/> Business or Corporation	<input type="checkbox"/> Individual
Legal Name of Business or Corporation:	Full Name:
Individual Authorized to Employ FHP Members:	Address:
Business Address:	Telephone Number:
Business Telephone Number:	Date of Birth:
Name of Person to Whom FHP Member(s) Report:	Name of Scheduler: Sergeant Steve Gaskins
Telephone Number:	Telephone Number of Scheduler: 813-363-7387
Type of Business:	Patrol Vehicle Required <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Address Where Services are to be Provided: Various locations in Citrus, Sumter, Hernando, Pasco, Polk, Pinellas and Hillsborough Counties	
Type of Activity Occurring while FHP Members are Present:	
Is alcohol to be sold for on-site consumption? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If yes, are such sales considered the regular and primary part of the business? <input type="checkbox"/> YES <input type="checkbox"/> NO	
FHP Members' Duties and Responsibilities: Traffic Control and General Security	
Start Date:	End Date: Recurring
Employer <input type="checkbox"/> will <input checked="" type="checkbox"/> will not be responsible for providing workers' compensation coverage to FHP members. If coverage is to be provided a copy of the policy must be attached to this request.	

Initials

I understand that employers who have hired Florida Highway Patrol troopers for off-duty employment must recognize that the primary duty, obligation, and responsibility of these troopers is to the Florida Highway Patrol. Troopers are subject to call at all times for emergencies, special assignments. No overtime duty and no off-duty employment shall infringe on this obligation.

Initials

I understand that during the course of the trooper's off-duty police employment, the Florida Highway Patrol may make reasonable inquiries of the trooper to ensure that his/her continued off-duty employment does not constitute a conflict of interest, or interfere with the trooper's primary duties as a law enforcement officer. The employer consents to the release of the trooper's work related records if requested by the Department or Division. A supervisor of the Florida Highway Patrol may visit the off-duty location at any time to ensure that Departmental policies are being adhered to.

Initials

I understand that during the course of the trooper's off-duty police employment, any law enforcement decisions must be made by the trooper and not by the employer.

SIGNATURE OF EMPLOYER

DATE

SIGNATURE OF SCHEDULER

DATE

☒ APPROVED ☐ NOT APPROVED

TROOP COMMANDER'S SIGNATURE

DATE

Pasco Sheriff's Office

APPLICATION FOR EXTRA DUTY DETAIL EMPLOYMENT*As provided for in Florida State Statute 30.2905*

Requesting Extra Duty Employer (Name): _____

Street Address: _____

City: _____ State _____ Zip _____

Contact Person: _____

Telephone #: (____) _____ - _____ or (____) _____ - _____ Fax: (____) _____ - _____

Email: _____

Date(s) Needed: _____ to _____

Time(s) Needed: _____

Number of Deputies Requested: _____ Number of Hours Requested per Deputy: _____

Estimated Attendance for Event (per day): _____ Total Hours Requested for all Deputies for Extra-Duty Detail: _____

Does this event require a Special/Temporary Use or Right-of-Way Permit? YES NO

Is there an active trespass agreement in place for this location? YES NO

Is there an active traffic agreement in place for this location? YES NO

Base Rates: ♦ Regular Detail \$58.00 per hour ♦ Premium \$63.00 per hour
 ♦ Holiday \$68.00 per hour ♦ Premium & Holiday \$73.00 per hour

NOTE: There is a required minimum of four (4) hours per deputy per detail. See Section B for cancellation terms.

Address/ Location of Extra Duty Detail:

Nature of Detail and Duties (please include special instructions if applicable):

What is the frequency for this detail	One Time	Weekly	Monthly	Annual
---------------------------------------	----------	--------	---------	--------

Is Worker's Compensation provided?	YES	NO
------------------------------------	-----	----

Is Liability Insurance provided?	YES	NO
----------------------------------	-----	----

If Worker's Compensation and/or Liability Insurance is provided, please enclose certificate of insurance with application.

Make Checks Payable to: Pasco Sheriff's Office Extra-Duty Detail
 Attn: Extra-Duty Program Coordinator
 7432 Little Road
 New Port Richey, Florida 34654
 Telephone: (727) 844-7795
 Fax: (727) 844-7731
 E-mail: extraduty@pascosheriff.org

I have read and understand the terms and conditions contained on all three pages of this application and have the legal authority to enter into the contract under Florida Law.

Printed Name: _____

Accepted By: _____
Chris Nocco, Sheriff or Designee

Signature: _____

Date: _____
Office Use Only

Date: _____

Tracking Number: _____

CONDITIONS OF EXTRA DUTY EMPLOYMENT:

A. PROCEDURES FOR APPLICATION

1. All public or private entities desiring to contract with the Sheriff for eligible members to perform security-related services, during their off-duty hours, must make a formal request by submitting a completed application at least five (5) business days in advance of the requested extra-duty detail. Extra-duty employers may apply in person or by sending an email to extraduty@pascosheriff.org. The completed application must contain the following information:
 - a. **Date, time, duration, type of event, and expected attendance;**
 - b. **Number of members needed;**
 - c. **The nature of duties to be performed;**
 - d. **Whether the extra-duty employment request is a one-time job, or will be on a continuing basis;**
 - e. **A statement as to whether the extra-duty employer has worker's compensation insurance or liability insurance to cover the member while performing the duties associated with the extra-duty detail, along with proof of such insurance.**
2. The Extra Duty Program operates concurrent with the Sheriff's Office's Fiscal year (October 1 – September 30). All contracts that request services on a continual basis shall be re-established, in writing, each October.
3. Only established vendors with a consistent payment history, as determined by the Field Operations Bureau Commander or his/her designee, will be permitted to be invoiced for extra duty services provided by the Pasco Sheriff's Office.

B. CANCELLATION PROCEDURES:

1. Cancellations by the Extra-Duty Employer
 - a. Cancellations for weekday jobs must be made at least 24 hours prior to the start of the scheduled detail. A minimum of 48 hours cancellation notice is required for jobs scheduled on a weekend. Extra-duty employers may contact (727) 844-7795 regular working business hours Monday through Friday, and all cancellations must be followed-up in writing, via email, to extraduty@pascosheriff.org.
 - b. If notification is made within the applicable timeframe as outlined above, the Sheriff's Office will reimburse any funds collected for the cancelled detail.
 - c. Failure to notify the Extra Duty Coordinator or designee within the above required time frame will result in the extra-duty employer receiving reimbursement less four hours of hourly wage per member scheduled for the extra-duty detail.
2. Cancellations by the Pasco Sheriff's Office
 - a. The Sheriff's Office reserves the right to cancel any extra-duty contract or recall deputies without notice or liability when necessary for operational necessity. In such case(s), any unused prepaid contracted funds will be reimbursed to the extra-duty employer.
 - b. The Sheriff's Office makes no guarantee that any extra-duty detail will be filled. Monies collected for an unfilled detail will be reimbursed to the extra-duty employer.
 - c. If an assigned member is unable to fulfill a job due to illness, injury, or official law enforcement activity and the Shift Commander or Extra Duty Coordinator is unable to find a substitute, the job may be cancelled and a full refund issued to the extra-duty employer.
 - d. While working a detail, a deputy may be called away to respond to a nearby emergency call-for-service. In such cases, the deputy is required to notify the Extra Duty Coordinator of the time worked on the call-for-service. The Sheriff's Office will issue the vendor a prorated reimbursement for the unworked portion of the detail. Prorated reimbursements will be issued in 15-minute increments.
 - e. In the event a special/temporary use permit, a right-of-way permit, or any other permit is required but has not been obtained by the applicant, the Pasco Sheriff's Office reserves the right to cancel the extra-duty contract. If the cancellation is made within 24 hours prior to the start of the detail, or within 48 hours of a detail scheduled on a weekend, the vendor will be responsible for payment of four hours of hourly wage per member scheduled for the extra-duty detail.

C. PAYMENT METHODS

1. Payments made by a money order or check shall be mailed to the following address:

Pasco Sheriff's Office
Attn: Extra-Duty Program Coordinator
7432 Little Road
New Port Richey, FL 34654

2. Online credit card payments can be made via Govpaynow.com. Processing fees may apply.
3. **NO PAYMENT SHOULD BE MADE DIRECTLY TO A DEPUTY AT THE SITE OF THE DETAIL.**

D. LATE PAYMENTS:

1. Unpaid invoices over 30 days from the date of invoice are considered late payments, and may be subject to legal action, including collections. Extra Duty Employers are responsible for the cost of attorney's fees, court fees, and/or collection's fees as a result of any legal action. In addition, a late fee penalty may be implemented at the rate of 2% of the total invoice added per day.

E. REFUNDS:

1. If a refund is necessary, the Pasco Sheriff's Office will make every attempt to issue the refund in the same manner the payment was received, minus any fees associated with the processing of the original payment.

F. PROHIBITED EXTRA-DUTY DETAILS:

1. Any extra-duty employment that is prohibited by law, has been determined to create a conflict of interest, interferes with official duties, or may cause an adverse reflection on the Office of the Sheriff will not be accepted. These include, but are not limited to: bail bondsman; store detective; investigative work for attorneys, insurance firms, collection agencies, or security service companies. Certified members may be employed by establishments licensed under the beverage law to provide outdoor security-related services with the approval of the Sheriff. Such requests will be reviewed and approved on a case-by-case basis.
2. Extra-duty deputies are at all times subject to the rules, regulations, and policies of the Pasco Sheriff's Office. An extra-duty employer's rules and procedures will never supersede the policies of the Pasco Sheriff's Office. Any extra-duty employer's policy that conflicts with the policies of the Pasco Sheriff's Office will be disregarded.

G. STAFFING REQUIREMENTS:

1. Pasco Sheriff's Office shall be responsible for determining the adequate number of security personnel and traffic personnel needed to staff an event.
2. Public events must conform to Pasco County Ordinance No. 10-29. The need for six or more members requires the employment of a supervisor (sergeant or lieutenant).
3. A minimum of two (2) deputies are required for special events where alcohol will be present.
4. Every 6th member of an extra duty detail must be a sergeant.
5. One (1) lieutenant will be required for three (3) or more sergeants.
6. For events in which the applicant underestimates or misrepresents the size of the attendance or consumption of alcohol and additional deputies are needed, the applicant will be responsible for the payment of the additional deputies and will be billed accordingly.

H. EXTRA DUTY RATES:

1. There is a required minimum of four (4) hours per deputy per detail.
2. If alcohol is being served on premises, the detail will be billed at the premium rate.
3. Details scheduled on a holiday observed by the Pasco Sheriff's Office will be billed at the holiday rate. Details will be considered a holiday detail on both the observed date and actual holiday in the event they fall on different days. (For example, if July 4 is a Sheriff's Office holiday and it falls on a Sunday, but it is observed on the following Monday, details on both Sunday, July 4 and Monday, July 5 would be billed at the holiday rate). Check with the Extra Duty Coordinator for a list of dates classified as holidays for the year.
4. The Sheriff's Office may increase the hourly fee for a specific detail based on the nature or scope of the detail, upon written notice to the Employer, or at the request of the Employer.

Rate Category	DEPUTY	SERGEANT	LIEUTENANT
Regular	\$58.00/hr	\$61.00/hr	\$64.00/hr
Premium	\$63.00/hr	\$66.00/hr	\$69.00/hr
Holiday	\$68.00/hr	\$71.00/hr	\$74.00/hr
Premium & Holiday	\$73.00/hr	\$76.00/hr	\$79.00/hr

I. LAST MINUTE DETAIL REQUESTS

1. Requests for extra-duty employment must be submitted at least five (5) business days in advance.

Requests made for jobs within five (5) days shall be billed at the following rates:

Rate Category	DEPUTY	SERGEANT	LIEUTENANT
Regular	\$63.00/hr	\$66.00/hr	\$69.00/hr
Premium	\$68.00/hr	\$71.00/hr	\$74.00/hr
Holiday	\$73.00/hr	\$76.00/hr	\$79.00/hr
Premium & Holiday	\$78.00/hr	\$81.00/hr	\$84.00/hr

J. PERMITS

1. This application is for law enforcement services and does not exempt the applicant from obtaining any other necessary permit(s) for the event, as required by law.
2. For any questions pertaining to temporary use and right-of-way permits, to include whether or not a permit is required, please contact the following departments:

a. Temporary Use Permits: Developmental Code / Building Construction Services

Pasco County 8126.ext. 2683
West Pasco Government Center
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654

b. Right - of - Way Permits: Planning and Development Department

Pasco County
727-847-8142 ext. 7636
West Pasco Government Center
8731 Citizens Drive, Suite 360
New Port Richey, FL 34654

K. DEPUTY NOT REPORTING FOR EXTRA DUTY

1. If a deputy was scheduled to work a job and did not report, the extra-duty employer should notify the extra duty office at 727-844-7795 immediately. If it is outside of normal business hours, the extra duty employer should contact the Pasco County Consolidated Dispatch Center at 727-847-8102 and request to speak with the on-duty shift commander.

NOTICE: The Sheriff assumes no responsibility beyond notifying eligible members of legitimate opportunities for extra-duty employment details, and informing prospective employers of the name(s) of members who have accepted a particular detail.

This program operates in compliance with Florida State Statute 30.2905.

Tab 6

SOLITUDE

LAKE MANAGEMENT



Long Lake Reserve CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2025-07-16

Prepared for:

District Manager

Prepared by:

Jason Diogo, Aquatic Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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	Pg
SITE ASSESSMENTS	
PONDS A, B1, SE	3
PONDS F, G2, G1	4
PONDS H1, C, B3	5
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MANAGEMENT/COMMENTS SUMMARY	6, 7
SITE MAP	8

A

Comments:

Normal growth observed

Minor shoreline weed growth on exposed banks. Open water looks good. Native Gulf Spikerush (GSR) continues to thrive.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

B1

Comments:

Normal growth observed

Minor shoreline weed growth. Minor algae developing in the buffer zone between the banks and native plants. Control structure and open water looks good

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

SE

Comments:

Normal growth observed

Very minor shoreline weed growth in the buffer zone. Above average trash along E shoreline. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

F

Comments:

Treatment in progress

Shoreline weeds are well into decomposition following recent treatment. Expect another 10-14 days for complete results.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

G2

Comments:

Normal growth observed

Minor shoreline weed growth, mainly on homeowner shoreline. Treatment was applied at the time of inspection. Please allow 14 days for results.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

G1

Comments:

Normal growth observed

Minor Torpedograss present in the buffer zone. Treatment was applied during inspection. Trash was minimal.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



July 2025



July 2025

Site: H1**Comments:**

Normal growth observed

Minor shoreline weed growth along upper banks was treated at the time of inspection. Native GSR continues to spread.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

Site: C**Comments:**

Treatment in progress

Shoreline weeds are well into decomposition following recent treatment. Very minor algae collecting in windswept cove.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

Site: B3**Comments:**

Normal growth observed

Minor Torpedograss intrusion within the native GSR. No other issues observed.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



July 2025



July 2025

Site: B2**Comments:**

Normal growth observed

Minor shoreline weed growth present. Treatment was applied at the time of inspection. Native GSR has finally begun rebounding(right).

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

Management Summary

Overall, the sites continue to look very good with only minor issues observed. Algae was minimal and shoreline weed growth was all treated.

The native Gulf Spikerush continues to thrive and spread on all sites. The GSR on site B2 has finally begun rebounding. It looked as if it might not after the dry season, but during today's inspection, there were 2-3 clusters beginning to grow.

Control structures all looked good with no issues noted.

Pond levels have begun rising, but are not full yet.

Trash continues to be collected and all sites were relatively clean. Site SE was the only site with more than usual.

Please reach out if there are any questions or concerns: jason.diogo@solitudelake.com

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
A	Normal growth observed	Shoreline weeds	Routine maintenance next visit
B1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
SE	Normal growth observed	Shoreline weeds	Routine maintenance next visit
F	Treatment in progress	Shoreline weeds	Routine maintenance next visit
G2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
G1	Normal growth observed	Torpedograss	Routine maintenance next visit
H1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
C	Treatment in progress	Surface algae	Routine maintenance next visit
B3	Normal growth observed	Torpedograss	Routine maintenance next visit
B2	Normal growth observed	Shoreline weeds	Routine maintenance next visit



Tab 7



Long Lake Reserve

Monday, August 4, 2025

Brian Alexander

Yellowstone Landscape

19 Observations Identified



Observation

Light Trimming

Assigned To

Maintenance

Comments

Trimming around the entrance sign is scheduled for mid month



Observation

Pond Edge Weeding

Assigned To

Maintenance

Comments

Weeding of pond edges is scheduled for weekly visits



Observation

Plant Beds

Assigned To

Maintenance

Comments

De-weeding and spraying necessary due to high amounts of rain. Scheduled for weekly visit



Observation

Shell Paths

Assigned To

Maintenance

Comments

Shell paths are well maintained. New weed growth in some areas. Spraying scheduled for mid month



Observation

Dead Plant Material

Assigned To

Management

Comments

Dead plant material throughout community needs removal. We will provide a proposal for replacement process



Observation

Plant Bed Edges

Assigned To

Maintenance

Comments

re-establishment of bed edges scheduled for weekly visit



Observation

Boardwalk Undergrowth

Assigned To

Maintenance

Comments

Boardwalk weed undergrowth is well maintained at minimal level



Observation

Boardwalk Path

Assigned To

Maintenance

Comments

All plant life blocking or hanging in boardwalk paths scheduled for trimming mid month



Observation

Dog Park Turf

Assigned To

Horticulture

Comments

Possible turf fungus located at 19409 Leonard Rd. Scheduled for inspection at weekly visit



Observation

Residents Palm

Assigned To

Management

Comments

Residents palm is hanging over in the boardwalk path located at 19471 Leonard Rd



Observation

Boardwalk Border

Assigned To

Maintenance

Comments

Border between residents home and boardwalk scheduled during weekly visit



Observation

Clubhouse Crack Weeds

Assigned To

Maintenance

Comments

Spraying crack weeds and rock beds is scheduled for weekly visit. Mulch beds hold water in turn further create weed growth



Observation

Palm Pruning

Assigned To

Enhancement

Comments

In current communications with tree vendor for schedule



Observation

Clubhouse

Assigned To

Management

Comments

Clubhouse is overall well maintained and presentable



Observation

Tree Removal

Assigned To

Enhancement

Comments

Would the board like a proposal for removal of the fallen tree located at 19318 Leonard Rd



Observation

Tree Suckers

Assigned To

Maintenance

Comments

Tree suckering growth pruning needed. Scheduled for mid month



Observation

Clubhouse Fenceline

Assigned To

Management

Comments

Area is bare. Is a proposal wanted for lifting the aesthetics of this clubhouse bordering area



Observation

Community Entrance

Assigned To

Maintenance

Comments

Area is very well maintained and pleasing to the eye upon entry



Observation

Dead End Trimming

Assigned To

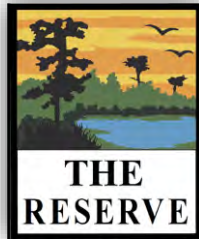
Maintenance

Comments

Wood-line scheduled for cutback mid month

Tab 8

August 2025 Monthly Manager's Report



**The Reserve at Long Lake Reserve CDD
19617 Breynia Drive Lutz,
FL 33558**

Phone: 813.515.4149

Email: Manager@longlakereserve.com

Clubhouse Manager Gregg Gruhl

Clubhouse Operations/Maintenance/Events Update

- In early planning stages for end of summer event in September
- Meeting and in discussion with instructors for dance class series and art classes



Rizzetta & Company

Maintenance Projects:

Pool-Cooper Pools

- Vacuum pump motor replaced.
- Grid Filters Cleaned
- Black Algae Dye applied
- Drain cover at bottom of pool replaced (July 8th)

Access System-Secure Team/Safe Touch

- Service Call-repaired 2 Gates-Far East & Basketball (July 22th)
- Service call- all gates down/ Lightning (July 25th)
- Service call- all gates down. Repair and reset (July 29th)
- Service call-tennis gate down (July 30th)

Music System-DCSI

- Manuel Reboot (\$25.00)

Landscaping-Yellowstone

- Stabilized three trees near clubhouse uprooted by recent storm. (July 25th)

Pest Control- Home Team

- Provided service. (July 30th)

Continued Regular Cleaning/Maintenance by staff.

- -Refresh bathrooms
- -Remove trash from receptacles
- -Address bugs around the pool deck and pavilion areas
- -Blow boardwalk and walkways
- -Straightening and wipe down pool furniture



Rizzetta & Company

Vendor That Made a Site Visit or Performed a Service

- Home Guard – Regular services
- Jeremy, Jayman Enterprises – Small repairs.
- Office Pride – Regular services
- Yellowstone – Regular services
- Solitude – Regular Services
- Cooper Pools – Regular services – Chemical restoration

Equipment/Playground/Dock Safety Checks

- Daily routine checks of playground trash, wasp's issues, and conditions of equipment.
- Spider webs removed weekly on dock.

August Meetings

- o HOA ACC Meeting – August 6th -6:30pm
- o CDD Meeting – August 11th -6pm

Facilities Upcoming Rentals (Private Event)

- August 16th – Lashlee Birthday Party (Pool)



Rizzetta & Company

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:**
September 8th,
2025 @ 6:00pm

District Manager's Report

August 11th

2025

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FINANCIAL SUMMARY

6/30/2025

General Fund Cash & Investment
Balance:

\$563,754

Reserve Fund Cash & Investment
Balance:

\$134,908

Debt Service Fund Investment
Balance:

\$370,197

**Total Cash and Investment
Balances:**

\$947,359

General Fund Expense Variance: \$27,101

Under Budget

Tab 10



Quarterly Compliance Audit Report

Long Lake Reserve

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

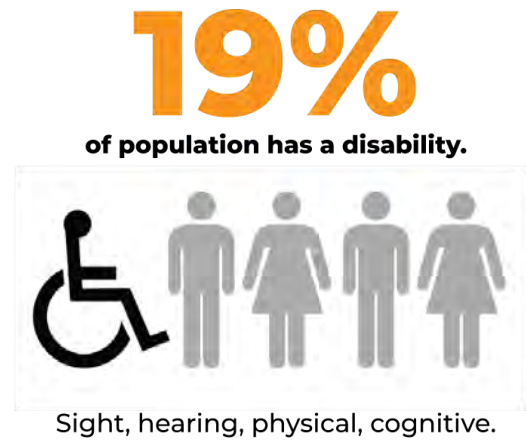
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

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 **Monday, July 14, 2025, 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:

Sara Schwartz	Board Supervisor, Chairman
Gabrielle Roberts	Board Supervisor, Vice Chair
Mark Barnum	Board Supervisor, Assistant Secretary
Denise Crowder	Board Supervisor, Assistant Secretary

Also present were:

Sean Craft	District Manager, Rizzetta & Co.
Scott Steady	District Counsel, Burr Forman, P.A. (via call)
Seth Mendoza	Representative, Yellowstone Landscaping
Brian Alexander	Representative, Yellowstone Landscaping

Audience	Present
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FIRST ORDER OF BUSINESS**Call to Order**

Mr. Craft called the meeting to order and conducted roll call, confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS**Audience Comments**

There were no audience members.

THIRD ORDER OF BUSINESS**Staff Reports**

A. District Counsel
Nothing to report.

B. District Engineer**i. Presentation of Annual Report**

Mr. Craft reviewed the report with the Board and advised that the repair work at Ponds A and C is scheduled to begin this week.

C. Presentation of Aquatic Service Report

The Board reviewed the aquatic report and directed Solitude to continue with the trash and debris cleanup at Blossom Vine and Leonard Road.

D. Landscape Report

Mr. Mendoza shared his report with the Board and stated that the previously approved proposal to remove a fallen tree is scheduled to be removed this week.

E. Clubhouse Manager**i. Presentation of Clubhouse Report**

The Board reviewed the report. There was a discussion of Kellie Sprague's departure and the Board stating their desire to review security footage in an effort to ascertain why she abruptly resigned her position just 4 days after giving what was previously announced as being 4 weeks' notice.

F. District Manager**i. Presentation of District Manager's Report**

Mr. Craft reviewed the District Manager's Report and advised the Board that the next regular meeting is scheduled for August 11th, 2025, at 6:00 p.m. at the Long Lake Amenity Center.

FOURTH ORDER OF BUSINESS**Presentation of Arbitrage Series 2018 Report**

Mr. Craft reviewed Annual Arbitrage Report for the \$5,205,000 Special Assessment Bonds, Series 2018 for Fiscal Year 2024 with the Board informing them that there is no liability at this time.

FIFTH ORDER OF BUSINESS**Consideration of Minutes of the Board of Supervisors Meeting held on June 9, 2025**

On a Motion by Ms. Schwartz, seconded by Ms. Roberts, with all in favor, the Board of Supervisors approved the June 9th, 2025, Meeting Minutes, as presented, for the Long Lake Reserve Community Development District.

SIXTH ORDER OF BUSINESS**Consideration of Operation and
Maintenance Expenditures
For May 2025**

On a Motion by Ms. Schwartz, seconded by Ms. Roberts, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2025 (\$47,936.17), for the Long Lake Reserve Community Development District.

SEVENTH ORDER OF BUSINESS**Supervisor Requests**

There were no supervisor requests.

EIGHTH ORDER OF BUSINESS**Adjournment**

Mr. Craft 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 9:32 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 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$48,799.38**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check No</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Arbitrage Rebate	300114	061025 Arbitrage	Annual Arbitrage Report 09/24/2023 -	\$400.00
Counselors, LLC			09/24/24 Special Assessment Bond Series	
Burr & Forman, LLP	300102	1564142	General Legal Services 04/25	\$245.00
Burr & Forman, LLP	300115	1540319	General Legal Services 01/25	\$560.00
Burr & Forman, LLP	300128	1570359	General Legal Services 05/25	\$420.00
Charter Communications	20250604	1301951041525	19617 BREYNIA DR 05/25	\$267.68
		05/25 ACH		
Cintas Fire Protection	300116	0F32717906	Inspection of Extinguisher 06/25	\$1,227.98
Coastal Waste &	300117	SW0000983688	Monthly Waste & Recycle 06/25	\$4,404.44
Recycling, Inc.				
Cooper Pools Inc.	300103	40	Commercial Leak Detection Pool Only	\$650.00
			05/25	
Cooper Pools Inc.	300118	2025-729	Monthly Commercial Pool Service 06/25	\$1,700.00
DCSI, Inc.	300129	33753	Installation Cloud Cover Music Server	\$249.00
			Subscription 06/25	
DCSI, Inc.	300129	33754	Cloud Cover Music Server Subscription	\$24.99
			06/25	
Duke Energy	20250630	9100 8628 5638	000 Henley Road 05/25	\$3,557.59
		05/25 ACH		
Duke Energy	20250627-1	9100 8628 4637	19245 Breynia Dr 05/25	\$30.80
		05/25 ACH		
Duke Energy	20250627-2	9100 8628 5448	19617 Breynia Dr - Morsani Amenity 05/25	\$956.87
		05/25 ACH		

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check No</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20250627-3	9100 8628 5034	19932 Leonard Rd 05/25	\$30.80
		05/25 ACH		
Florida Department of Revenue	20250620	61-8018624517-5	Sales Tax 05/25	\$9.81
		05/25 ACH		
Gabrielle B Roberts	300119	GR060925	Board of Supervisors Meeting 06/09/25	\$200.00
HomeTeam Pest Defense, Inc.	300104	109774186	Pest Control Service 05/25	\$138.60
HomeTeam Pest Defense, Inc.	300120	110514430	Pest Control Service 06/25	\$138.60
Jayman Enterprises, LLC	300105	3995	Mirror Installation / Secure Pavers 05/25	\$250.00
Jayman Enterprises, LLC	300109	3998	Dog Station Maintenance 05/25	\$200.00
Jayman Enterprises, LLC	300121	4046	Repair and Re-Post Sign at Dock 06/25	\$175.00
Mark Barnum	300122	MB060925	Board of Supervisors Meeting 06/09/25	\$200.00
Office Pride	300106	Inv-262906	Janitorial Supplies 05/25	\$108.95
Office Pride	300123	Inv-267360	Janitorial Supplies 06/25	\$95.16
Office Pride	300124	Inv-263905	Janitorial Services 06/25	\$1,316.62
Pasco County Tax Collector	300125	2024 Postage Assessment 176	2024 Postage Assessment	\$161.65
Pasco County Utilities	20250623-1	22457972 05/25 ACH	19244 Breynia Irrigation Drive 05/25	\$435.57

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check No</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20250623-2	22458152 05/25 ACH	19617 Breynia Drive 05/25	\$247.99
Pasco County Utilities	20250623-3	22458440 05/25 ACH	19932 Leonard Road 05/25	\$915.25
PC Consultants	300107	108695	Remote into HP Pavilion 05/25	\$184.00
Rizzetta & Company, Inc.	300101	INV0000099639	District Management Fees 06/25	\$5,028.76
Rizzetta & Company, Inc.	300110	INV0000099779	Amenity Management & Oversight and Personnel Reimbursement 06/25	\$5,315.55
Rizzetta & Company, Inc.	300111	INV0000099621	Personnel Reimbursement 05/25	\$4,111.63
Rizzetta & Company, Inc.	300112	INV0000099803	Cell Phone and EE Recruiting 05/25	\$65.45
Rizzetta & Company, Inc.	300113	INV0000100259	Personnel Reimbursement 06/25	\$3,592.89
Sara Schwartz	300126	SS060925	Board of Supervisors Meeting 06/09/25	\$200.00
Solitude Lake Management, LLC	300127	PSI177697	Monthly Billing 06/25	\$1,912.00
Stantec Consulting Services, Inc.	300108	2400888	Engineering Services 04/25	\$2,014.00
State of FL Dept of Health	300130	51-BID-7815828	Swimming Pools Public Pool > 25000 Gallons 06/25	\$280.00
Yellowstone Landscape	20250625	923022	Monthly Landscape Maintenance 06/25	<u>\$6,776.75</u>
Total Report				<u>\$ 48,799.38</u>

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

June 10, 2025

Board of Supervisors
Long Lake Reserve Community Development District
c/o Ms. Shandra Torres, District Compliance Associate
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Long Lake Reserve Community Development District
(Pasco County, Florida)
\$5,205,000 Special Assessment Bonds, Series 2018
Annual Arbitrage Report for the period September 24, 2023 to September 24, 2024

INVOICE

RECEIVED
06/12/25

Preparation of Annual Arbitrage Report for
Long Lake Reserve Community Development District,
\$5,205,000 Special Assessment Bonds, Series 2018.....\$400.00



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

LONG LAKE RESERVE CDD
EMAIL: c/o RIZZETTA (cddinvoice@rizzetta.com)
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614-8390

29 May 2025
Invoice # 1564142
Bill Atty: S. Steady
As of 04/30/25

0030779 LONG LAKE RESERVE CDD
0000001 General Government

BILL SUMMARY THROUGH APRIL 30, 2025

Professional Services		\$245.00
TOTAL DUE THIS BILL		\$245.00
Previous Balance Due		\$560.00
TOTAL BALANCE DUE	05/29/25	\$805.00

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFRreceivables@burr.com

BURR & FORMAN LLP

0030779 LONG LAKE RESERVE CDD
0000001 General Government

29 May 2025
Invoice # 1564142
Page 2

LONG LAKE RESERVE CDD
EMAIL: c/o RIZZETTA (cddinvoice@rizzetta.com)
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614-8390

29 May 2025
Invoice # 1564142
Bill Atty: S. Steady
As of 04/30/25

EMPLOYER I.D. #63-0322727

0030779 LONG LAKE RESERVE CDD
0000001 General Government

Date	Description	Tkpr	Hours	Value
04/14/25	Attend Board meeting.	SIS	0.70	\$245.00
	Total Services		0.70	\$245.00
	Total Services and Disbursements			\$245.00
	Previous Balance Due			\$560.00
	TOTAL NOW DUE			\$805.00

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott I. Steady	\$350.00	0.70	\$245.00
TOTALS		0.70	\$245.00

BURR & FORMAN LLP

0030779 LONG LAKE RESERVE CDD
0000001 General Government

29 May 2025
Invoice # 1564142
Page 3

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
02/18/2025	1540319	\$560.00
Total Previous Balance		\$560.00



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

LONG LAKE RESERVE CDD
EMAIL: c/o RIZZETTA (cddinvoice@rizzetta.com)
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614-8390

18 Feb 2025
Invoice # 1540319
Bill Atty: S. Steady
As of 01/31/25

0030779 LONG LAKE RESERVE CDD
0000001 General Government

BILL SUMMARY THROUGH JANUARY 31, 2025

Professional Services	\$560.00
TOTAL DUE THIS BILL	\$560.00

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

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BURR & FORMAN LLP

0030779 LONG LAKE RESERVE CDD
0000001 General Government

18 Feb 2025
Invoice # 1540319
Page 2

LONG LAKE RESERVE CDD
EMAIL: c/o RIZZETTA (cddinvoice@rizzetta.com)
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614-8390

18 Feb 2025
Invoice # 1540319
Bill Atty: S. Steady
As of 01/31/25

EMPLOYER I.D. #63-0322727

0030779 LONG LAKE RESERVE CDD
0000001 General Government

Date	Description	Tkpr	Hours	Value
01/13/25	Review the agenda and attend the Board meeting.	SIS	0.50	\$175.00
01/16/25	Review County's position regarding trees; email to Board.	SIS	0.40	\$140.00
01/21/25	Email the Chair responding to her comments on the tree issue with the County; follow-up response.	SIS	0.40	\$140.00
01/29/25	Email to resident regarding damage to property; email to Stephanie.	SIS	0.30	\$105.00
Total Services			1.60	\$560.00
Total Services and Disbursements				<u>\$560.00</u>
TOTAL NOW DUE				<u><u>\$560.00</u></u>

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott I. Steady	\$350.00	1.60	\$560.00
TOTALS		1.60	\$560.00



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

LONG LAKE RESERVE CDD
EMAIL: c/o RIZZETTA (cddinvoice@rizzetta.com)
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614-8390

23 Jun 2025
Invoice # 1570359
Bill Atty: S. Steady
As of 05/31/25

0030779 LONG LAKE RESERVE CDD
0000001 General Government

BILL SUMMARY THROUGH MAY 31, 2025

Professional Services		\$420.00
TOTAL DUE THIS BILL	RECEIVED 06/24/25	\$420.00
Previous Balance Due		\$560.00
TOTAL BALANCE DUE		\$980.00

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

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BURR & FORMAN LLP

0030779 LONG LAKE RESERVE CDD
0000001 General Government

23 Jun 2025
Invoice # 1570359
Page 2

LONG LAKE RESERVE CDD
EMAIL: c/o RIZZETTA (cddinvoice@rizzetta.com)
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614-8390

23 Jun 2025
Invoice # 1570359
Bill Atty: S. Steady
As of 05/31/25

EMPLOYER I.D. #63-0322727

0030779 LONG LAKE RESERVE CDD
0000001 General Government

Date	Description	Tkpr	Hours	Value
05/12/25	Attend Board meeting.	SIS	0.90	\$315.00
05/22/25	Draft budget adoption resolution and send to Senitee.	SIS	0.30	\$105.00
Total Services			1.20	\$420.00
Total Services and Disbursements				\$420.00
Previous Balance Due				\$560.00
TOTAL NOW DUE				\$980.00

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott I. Steady	\$350.00	1.20	\$420.00
TOTALS		1.20	\$420.00

BURR & FORMAN LLP

0030779 LONG LAKE RESERVE CDD
0000001 General Government

23 Jun 2025
Invoice # 1570359
Page 3

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
02/18/2025	1540319	\$560.00
Total Previous Balance		\$560.00

June 15, 2025
Invoice Number: 1301951061525
Account Number: **8337 13 001 1301951**
Security Code:
Service At: 19617 BREYNIA DR
LUTZ FL 33558-5612

Auto Pay Notice**Contact Us**

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary *Service from 06/15/25 through 07/14/25
details on following pages*

Previous Balance	267.68
Payments Received -Thank You!	-267.68
Remaining Balance	\$0.00
Spectrum Business™ TV	43.99
Spectrum Business™ Internet	139.99
Spectrum Business™ Voice	49.98
Other Charges	28.00
Taxes, Fees and Charges	5.72
Current Charges	\$267.68
<i>YOUR AUTO PAY WILL BE PROCESSED 07/02/25</i>	
Total Due by Auto Pay	\$267.68

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 15 06162025 NNNNNNNN 01 995776

LONG LAKE RESERVE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

June 15, 2025

LONG LAKE RESERVE CDD

Invoice Number: 1301951061525
Account Number: 8337 13 001 1301951
Service At: 19617 BREYNIA DR
LUTZ FL 33558-5612

Total Due by Auto Pay **\$267.68**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001130195100267682



Invoice Number: 1301951061525
 Account Number: 8337 13 001 1301951
 Security Code:

LONG LAKE RESERVE CDD

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 15 06162025 NNNNNNNN 01 995776

Charge Details

Previous Balance		267.68
EFT Payment	06/02	-267.68
Remaining Balance		\$0.00

Payments received after 06/15/25 will appear on your next bill.

Service from 06/15/25 through 07/14/25

Spectrum Business™ TV

Spectrum Business TV	45.00
Promotional Discount	-15.01

Your promotional price will expire on 08/14/25

Spectrum Receiver	14.00
	\$43.99

Spectrum Business™ TV Total \$43.99

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Gig	300.00
Promotional Discount	-60.01

Your promotional price will expire on 08/14/25

Promotional Discount	-120.00
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Your promotional price will expire on 08/14/25

	\$139.99
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Spectrum Business™ Internet Total \$139.99

Spectrum Business™ Voice

Phone number (813) 304-0959	
Spectrum Business Voice	50.00

Spectrum Business™ Voice Continued

Promotional Discount	-25.01
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Your promotional price will expire on 08/14/25

\$24.99

Phone number (813) 515-4149

Spectrum Business Voice	50.00
Promotional Discount	-25.01

Your promotional price will expire on 08/14/25

\$24.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$49.98

Other Charges

Broadcast TV Surcharge	28.00
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$28.00

Taxes, Fees and Charges

Communications Services Tax	5.72
Taxes, Fees and Charges Total	\$5.72

Current Charges \$267.68

Total Due by Auto Pay \$267.68

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Continued on the next page....

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.





Invoice Number: 1301951061525
Account Number: 8337 13 001 1301951
Security Code:

LONG LAKE RESERVE CDD**Contact Us**

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 15 06162025 NNNNNNNN 01 995776

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee \$0.80, Federal USF \$2.98, Florida CST \$8.70, TRS Surcharge \$0.16.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email closedcaptioningissues@charter.com.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 1301951061525
Account Number:: 8337 13 001 1301951
Security Code:

LONG LAKE RESERVE CDD



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 15 06162025 NNNNNNNN 01 995776



Location : CINTAS FIRE PROTECTION

*** INVOICE

CUSTOMER COPY ***

Invoice # : 0F32717906 Inv Date : 6/02/2025
Customer : 42342 Loc : F32
Type . . : CHG-S Route . : 05
PO Number : Acct # : 42342
WO Number : Acct Zip : 33558
Service Visit : 11085730

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(813) 621-6094

Bill to:
LONG LAKE RESERVE
19617 BREYNIA DR
LUTZ, FL 33558

Serviced:
LONG LAKE RESERVE
19617 BREYNIA DR
LUTZ, FL 33558

Item	Qty	Description	Unit Price	Net Amount	Tx
EEVSTEM	6	VALVE STEM ASSEMBLY	26.30	157.80	Y
INPTT	10	INSP, ELIGHT PUSH TO TEST	15.44	154.40	Y
EEOR	6	O RING ASSEMBLY	8.75	52.50	Y
IN	2	INSP, ELIGHT PUSH TO TEST	12.22	24.44	Y

IN	8	INSPECTION, EXTINGUISHER ANNUAL	12.93	103.44	Y
SY	6	6YR MAINT-INTERNAL INSPCT	38.75	232.50	Y
DC5	6	RECHARGE, 5# DRY CHEMICAL	44.15	264.90	Y
EXB36N	1	BATTERY, 3.6V 600 MAH 3 CELL NICAD ASS	56.82	56.82	Y
EEVSC	6	VERIFICATION SVC COLLAR	9.72	58.32	Y
EESEAL	8	FLAG SEAL/TAMPER INDICATOR	2.38	19.04	Y
SC	1	Service Charge	128.26	128.26	Y



Location : CINTAS FIRE PROTECTION

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(813) 621-6094

Serviced:
LONG LAKE RESERVE
19617 BREYNIA DR
LUTZ, FL 33558

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F32717906 Inv Date : 6/02/2025
Customer : 42342 Loc : F32
Type . . : CHG-S Route . : 05
PO Number : Acct # : 42342
WO Number : Acct Zip : 33558
Service Visit : 11085730

Bill to:
LONG LAKE RESERVE
19617 BREYNIA DR
LUTZ, FL 33558

Item	Qty	Description	Unit Price	Net Amount Tx
			SUB-TOTAL :	1,227.98
			TAX :	92.10
			TOTAL :	1,320.08

PLEASE PAY FROM THIS INVOICE.
WE ACCEPT VISA/MC/AMEX AND DISCOVER.



Customer: LONG LAKE RESERVE 42342

Collected: \$0.0

PO#:

Signer: KELLIE SPRAGUE

Invoice: 717906

Authorizer: KELLIE SPRAGUE

A large, stylized handwritten signature in black ink, appearing to be "KS" followed by a flourish.

The terms and conditions below are excerpts taken from Cintas Fire Protection Services General Terms and Conditions, a complete copy of which is available upon request from your Cintas representative or online at [Cintas.com/firecontract].

13. Equipment Exchange. Customer hereby understands and agrees that if Customer engages Cintas to service its fire extinguishers, Cintas intends to exchange Customer's fire extinguishers for other fire extinguishers of similar kind and quality. Customer further acknowledges and agrees that upon completion of such exchange that all rights, title, and interest in the Customer's extinguishers so exchanged will belong to Cintas and all rights, title, and interest in Cintas's fire extinguishers so exchanged will belong to the Customer.

16. CINTAS NOT AN INSURER; CUSTOMER'S OBLIGATION TO OBTAIN INSURANCE AS SOLE RECOVERY FOR ANY LOSS AND WARRANTY OF SAME. Customer acknowledges and agrees that neither Cintas nor its Subcontractors or assignees are insurers and that no insurance coverage is provided by this Agreement. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, CLAIMS MADE AGAINST IT CLAIMING THAT IT IS AN INSURER OF CUSTOMER'S SYSTEMS OR ANY OTHER PROPERTY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE FAILURE OF SUCH SYSTEMS TO OPERATE EFFECTIVELY OR AS DESIGNED. Customer acknowledges that during the term of the Agreement, it is the specific intent of the parties that the Customer will obtain and maintain insurance coverage with minimum coverage of two million dollars (U.S) per incident, at the Customer's expense, that will cover any and all losses, damages, and expense arising out of or from, in connection with, related to, as a consequence of, or resulting from this Agreement in any way, including, but not limited to, public liability, bodily injury, sickness or death, losses for property damage, fire, water damage, and loss of property, and Customer agrees to and warrants that it will obtain and maintain such insurance coverage at all times at no cost to Cintas. Customer shall name Cintas as an additional insured by endorsement on any such policy(ies). This endorsement shall be without limitation or restriction of any type, and Cintas shall be exempt from, and in no way liable for, any sums of money related to this policy(ies) and associated coverage of any type, including, but not limited to, premium payments, deductible, co-payments, or self-insured retention, all of which are the sole responsibility of Customer. Customer agrees that recovery for all such injuries, losses, and damages shall be limited to this insurance coverage only and that it will look exclusively to its insurer(s) to recover for any such injuries, losses, and damages. CUSTOMER AGREES TO SHIFT THE RISK OF LOSS TO ITS INSURERS, WHICH HAVE EXPRESSLY CONTRACTED TO ACCEPT THE RISK OF LOSS TO CUSTOMER'S PROPERTY. CUSTOMER RELEASES AND AGREES TO INDEMNIFY AND HOLD HARMLESS CINTAS FROM AND AGAINST ALL COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES), AND LIABILITY ARISING FROM CLAIMS REQUIRED TO BE COVERED BY INSURANCE PURSUANT TO THIS SECTION, INCLUDING ANY CLAIMS FOR DAMAGES ATTRIBUTABLE TO PUBLIC LIABILITY, BODILY INJURY, SICKNESS, OR DEATH, OR THE DESTRUCTION OF ANY REAL OR PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, THOSE THAT ARE ATTRIBUTABLE TO CINTAS'S PARTIAL OR SOLE NEGLIGENCE. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE, INCLUDING, BUT NOT LIMITED TO, EQUITABLE, CONTRACTUAL, LEGAL, AND CONVENTIONAL SUBROGATION, AND WARRANTS THAT THIS RELEASE AND WAIVER SHALL BE BINDING ON ANY AND ALL SUBROGEEES OR ASSIGNEES OF CUSTOMER'S RIGHTS. CINTAS SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF CUSTOMER, ANY LOSSES, OR ANY DAMAGES THAT IS REQUIRED TO BE INSURED UNDER THIS AGREEMENT, IS INSURED, OR IS INSURABLE. CUSTOMER AGREES TO INDEMNIFY CINTAS AGAINST ANY AND ALL SUCH CLAIMS, INCLUDING CLAIMS OF THIRD PARTIES, THAT MAY ARISE THAT ARE RELATED TO THE AGREEMENT OR THE PROVISION OF THE SERVICES IN ANY WAY THAT MAY ARISE DUE TO CUSTOMER'S BREACH OF THESE OBLIGATIONS. CUSTOMER AGREES TO AND WARRANTS THAT IT WILL NOTIFY ITS INSURER(S) OF THIS RELEASE AND WAIVER.

17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE FIRE SUPPRESSION, ALARM, OR OTHER SYSTEM(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEY'S FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES,

OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANYWAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT, LAW, OR EQUITY. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. Cintas reserves the right to select counsel to represent it in any such action.

18. LIMITATION OF CINTAS'S LIABILITY. Customer acknowledges that Cintas's service fees/purchase prices are based on the value of services or goods provided and the limited liability provided under this Agreement and not on the value of the Customer's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of the system or services to work as intended. IF CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVE'S COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000. If Customer wishes to increase the limitation of liability, Cintas and Customer may negotiate a supplemental written agreement to increase the limit of Cintas's liability, but no such agreed upon increase to the limit of Cintas's liability shall be interpreted to find Cintas or its subcontractors or representatives to be insurers. CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN CINTAS, CUSTOMER, AND ANY OTHER AFFECTED PARTIES. CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE SERVICES. Neither party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity.

22. Governing Law. To the greatest extent permitted by law, this Agreement shall be governed by the laws of the State of Ohio, and it explicitly excludes any reference or resort to choice of law rules that suggest or require that the laws of another jurisdiction be applied.

23. Disputes. Any dispute or matter arising in connection with or relating to this Agreement other than an action for collection of fees due Cintas hereunder shall be resolved by binding and final arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules. The number of arbitrators shall be three. The parties shall each choose an arbitrator, with those two arbitrators to agree upon a third arbitrator. The place of arbitration shall be Warren County, Ohio and Ohio law shall apply. Judgment on the award rendered by the arbitrators may be entered in any court having jurisdiction. CUSTOMER, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN CUSTOMER AND/OR INSURER AND CINTAS, AND CUSTOMER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS REPRESENTATIVE) AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING. Notice or service of process of any such dispute may be made by correspondence delivered via the United States Postal Service (certified mail or registered mail, return receipt requested) or by a national overnight courier service (such as Federal Express) directed to the opposing party's address identified in this Agreement. With respect to an action for fees due Cintas under this Agreement, the exclusive jurisdiction and forum for the resolution of any such dispute shall be a court of competent jurisdiction in the state where the Customer is located, and if Cintas prevails on any or all of its claim for fees, Cintas shall also be entitled to recover all attorneys' fees and costs it incurs in the prosecution of the claim or action.

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



INVOICE

Bill To: **LONG LAKE RESERVE CDD**
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614

Invoice SW0000983688
Page Page 1 of 1
Date 06/01/2025
Customer 16950
Site 0
PO Number
Due Date 06/26/2025

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) STEFFEN CHEERIN 1746 CHERRY WALK RD, LUTZ FL Serv #001 96 GALLON MSW 320 - 0YD 640x Week				
01 - Jun	MONTHLY - WASTE COLLECTION (Jun 01/25 - Jun 30/25)		\$3,747.20	1.00	\$3,747.20
01 - Jun	ADMIN FEE - MONTHLY (Jun 01/25 - Jun 30/25)		\$3.95	1.00	\$3.95
	Serv #002 18 GALLON COMMINGLE 320 - 0YD 320x Week				
01 - Jun	MONTHLY - RECYCLING COLLECTION (Jun 01/25 - Jun 30/25)		\$563.20	1.00	\$563.20
01 - Jun	CART FEE - MONTHLY (Jun 01/25 - Jun 30/25)		\$17.32	1.00	\$17.32
01 - Jun	FUEL SURCHARGE				\$72.77
	SITE TOTAL				\$4,404.44

RECEIVED
06/09/25

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

INVOICE TOTAL \$4,404.44

CURRENT	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS	ACCOUNT TOTAL
\$4,404.44	\$0.00	\$0.00	\$0.00	\$4,404.44

Payments made by credit card or debit card are subject to a 2.55% service fee

Invoice SW0000983688
Page Page 1 of 1
Date 06/01/2025
Customer 16950
Site 0
PO Number
Due Date 06/26/2025

Please return this portion with payment to:
Coastal Waste & Recycling
PO Box 632201
Cincinnati, OH 45263-2201
www.coastalwasteinc.com

AMOUNT REMITTED

0025756SW0169500000SW000098368800004404441



4850 Allen Rd PMB 13
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

The Reserve at Long Lake Ranch
19617 Breynia Drive
Lutz FL 33558

PLEASE PAY BY

06/21/2025

AMOUNT

\$650.00

INVOICE DATE

05/22/2025

INVOICE NO. 40

Order No.:

Quote No.:

Job No.: 67

Site Address: 19617 Breynia Drive
Lutz FL 33558

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Commercial Leak Detection Pool Only	1.00	\$650.00	\$650.00
Sub-Total ex Tax			\$650.00
Tax			\$0.00
Total			\$650.00

RECEIVED
05/23/2025

Sub-Total ex Tax	\$650.00
Tax	\$0.00
Total inc Tax	\$650.00
Amount Applied	\$0.00
Balance Due	\$650.00

How To Pay



Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simpsonslite.com/payment/

Please call 844-766-5256 to pay over the phone.



Direct Deposit

Bank PNC Bank
Acc. Name 6768
Routing Number 267084199
Acc. No. 1241206768

INVOICE NO. 40

DUE DATE: 06/21/2025 AMOUNT DUE: \$650.00

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:The Reserve at Long Lake Ranch

Bill to
The Reserve at Long Lake Ranch
5844 Old Pasco Rd Ste 100
Wesley Chapel, FL 33544

Ship to
The Reserve at Long Lake Ranch
19617 Breynia Dr
Lutz, FL 33558

Invoice details

Invoice no.: 2025-729
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance June 2025	1	\$1,700.00	\$1,700.00

Ways to pay



Total **RECEIVED** \$1,700.00
06/10/25

View and pay



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Long Lake Reserve CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614

SHIP TO

Long Lake Reserve CDD
19617 Breynia Drive
Lutz, FL 33558

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33753	06/23/2025	\$249.00	07/08/2025	Net 15	

SALES REP
DC

ACCT#/LOT/BLK
Clubhouse Audio

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This invoice is for the installation and setup of a commercial free music server for the clubhouse/pool audio system. Included: Cloud Cover Music Server Subscription Cloud Cover Music is a service that offers clean, commercial free, public performance license, remote control over the internet, and music mixes and scheduling. Cloud Cover Music Server \$249 includes installation and setup \$24.99 month / No contract	1	249.00	249.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

SUBTOTAL	249.00
TAX (6.5%)	0.00
TOTAL	249.00
BALANCE DUE	\$249.00





DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Long Lake Reserve CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614

SHIP TO

Long Lake Reserve CDD
19617 Breynia Drive
Lutz, FL 33558

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33754	06/23/2025	\$24.99	07/08/2025	Net 15	

P.O. NUMBER

Install Date: 6/23/25

SALES REP

DC

ACCT#/LOT/BLK

Clubhouse Audio

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/23/2025	Cloud Cover Music Server Subscription Cloud Cover Music is a service that offers clean, commercial free, public performance license, remote control over the internet, and music mixes and scheduling. \$24.99 month / No contract	1	24.99	24.99

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

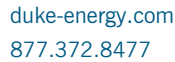
**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

SUBTOTAL 24.99
TAX (6.5%) 0.00
TOTAL 24.99
BALANCE DUE

RECEIVED
06/24/25

\$24.99



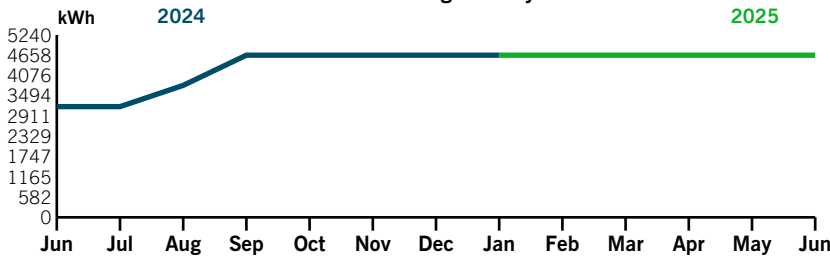
Bill date Jun 6, 2025
For service May 3 - Jun 3
32 days



To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Previous Amount Due	\$3,557.59
<i>Payment Received May 28</i>	-3,557.59
Current Lighting Charges	3,541.74
Taxes	15.85
Total Amount Due Jun 27	\$3,557.59

Electric usage history

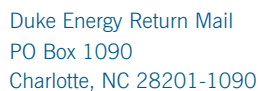


83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,658	3,180	53,551	4,463
Avg. Daily (kWh)	146	96	147	
12-month usage based on most recent history				



Please return this portion with your payment. Thank you for your business.



Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

\$3,557.59
by Jun 27

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100862856380006600000000000000035575900003557596

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 2

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 03 - Jun 03		
Description	Quantity	Usage
50 WATT LED OCAL 3000K TY V BL	1	17 kWh
54W MITCH LED PT CLR	4	76 kWh
50 MTCH III 3K F	1	19 kWh
50MTCHTR III3K THRBM	2	38 kWh
SV FLAGLER ACR 9500L	92	4,508 kWh
Total	100	4,658 kWh

Billing details - Lighting

Billing Period - May 03 25 to Jun 03 25	
Customer Charge	\$1.85
Energy Charge	
4,658.000 kWh @ 6.765c	315.11
Fuel Charge	
4,658.000 kWh @ 3.829c	178.35
Asset Securitization Charge	
4,658.000 kWh @ 0.051c	2.38
Fixture Charge	
SV FLAGLER ACR 9500L	1,464.64
54W MITCH LED PT CLR	67.92
50 WATT LED OCAL 3000K TY V BL	8.73
50 MTCH III 3K F	21.44
50MTCHTR III3K THRBM	33.96
Maintenance Charge	
SV FLAGLER ACR 9500L	264.04
54W MITCH LED PT CLR	8.16
50 WATT LED OCAL 3000K TY V BL	2.04
50 MTCH III 3K F	2.04
50MTCHTR III3K THRBM	4.08
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
100 Pole(s) @ \$11.670	1,167.00
Total Current Charges	\$3,541.74

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$3.08
Gross Receipts Tax	12.77
Total Taxes	\$15.85

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 1

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

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Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current electric usage for meter number 3539949	
Actual reading on Jun 2	2263
Previous reading on May 2	- 2224
<hr/>	
Energy Used	39 kWh
Billed kWh	39.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 3539949	
Customer Charge	\$17.23
Energy Charge	
39.000 kWh @ 12.130c	4.73
Fuel Charge	
39.000 kWh @ 3.925c	1.53
Asset Securitization Charge	
39.000 kWh @ 0.187c	0.07
Minimum Bill Adjustment	6.44
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 1

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current electric usage for meter number 1008121	
Actual reading on Jun 2	194098
Previous reading on May 2	- 188465
<hr/>	
Energy Used	5,633 kWh
Billed kWh	5,633.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 1008121	
Customer Charge	\$17.23
Energy Charge	
5,633.000 kWh @ 12.130c	683.28
Fuel Charge	
5,633.000 kWh @ 3.925c	221.10
Asset Securitization Charge	
5,633.000 kWh @ 0.187c	10.53
<hr/>	
Total Current Charges	\$932.14

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.81
Gross Receipts Tax	23.92
<hr/>	
Total Taxes	\$24.73

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
-----------------	---

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 1

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

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Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current electric usage for meter number 3589801	
Actual reading on Jun 2	2352
Previous reading on May 2	- 2313
<hr/>	
Energy Used	39 kWh
Billed kWh	39.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 3589801	
Customer Charge	\$17.23
Energy Charge	
39.000 kWh @ 12.130c	4.73
Fuel Charge	
39.000 kWh @ 3.925c	1.53
Asset Securitization Charge	
39.000 kWh @ 0.187c	0.07
Minimum Bill Adjustment	6.44
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80



State of Florida
Department of Revenue

[DOR Home](#) [e-Services Home](#) [Print Page](#) [Contacts](#) [Logout](#)
Sales Tax - [Click for Help](#) [Notice](#)

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

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

Access Source: 61-8018624517-5

Confirmation Number: 250618568464

DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
61-8018624517-5	05/2025	06/18/2025 2:05:30 PM ET

Location Address

19617 BREYNIA DR
LUTZ, FL 33558-5612

LONG LAKE RESERVE COMMUNITY
DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Contact Information	
Name	Tracy Preston
Phone	(813) 533 - 2950
Email	tpreston@rizzetta.com

Debit Date:	6/20/2025
Amount for Check:	\$9.81
Bank Routing Number:	
Bank Account Number:	
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	LONG LAKE RESERVE COMMUNITY DEVELOPMENT

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

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

Signature:	Tracy Preston
Phone Number:	813-533-2950
E-Mail Address:	tpreston@rizzetta.com

- Gross Sales
(Do not include tax) 140.19
- Exempt Sales
(Include these in Gross Sales, Line 1) 0.00
- Taxable Sales/Purchases
(Include Internet/Out-of-State Purchases) 140.19

Discretionary Sales Surtax Information	
A. Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax	\$ 0.00
B. Total Discretionary Sales Surtax Due	\$ 0.10

- Total Tax Due
(Include Discretionary Sales Surtax from Line B) \$ 9.81
- Less Lawful Deductions \$ 0.00
- Less DOR Credit Memo \$ 0.00
- Net Tax Due \$ 9.81
- a. Less (-) Collection Allowance; or if Late, \$ 0.00
- b. Plus (+) Penalty and Interest \$ 0.00
- Amount Due With Return \$ 9.81

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

Payment you have authorized

9.81

Long Lake Reserve CDD
Meeting Date: June 9, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Gabrielle Roberts	<input checked="" type="checkbox"/>	GR060925
Sara Schwartz	<input checked="" type="checkbox"/>	SS060925
Denise Crowder	<input type="checkbox"/>	
Stephanie Greenfield	<input type="checkbox"/>	
Mark Barnum	<input checked="" type="checkbox"/>	MB060925

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

RECEIVED
06/10/2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	7:21
Total Meeting Time:	1:21

Time Over (3) Hours:	
------------------------	--

Total at \$175 per Hour:	\$0.00
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ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____





HomeTeam Pest Defense, Inc.
4710 Eisenhower Boulevard
Suite F-3
Tampa, FL 33634-6337
813-886-4700

Service Slip/Invoice

INVOICE: 109774186
DATE: 05/30/2025
ORDER: 109774186

Bill To: [3030534]
Long Lake Reserve CDD
C/o Rizzetta & Co.
12750 Citrus Park Ln Ste 115
Tampa, FL 33625-3784

Work Location: [2929829] 813-515-4149
Long Lake Reserve CDD
CLUB HOUSE
19617 Breynia Dr
Lutz, FL 33558

Work Date	Time	Target Pest	Technician	Time In
05/30/2025	01:48 PM		BLDEARTH	Branden Dearth
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	05/30/2025	N/A	Lic:JE325021

Service	Description	Price
IS	Taexx Pest Control Service	\$138.60
Hi Mr/Ms,		SUBTOTAL \$138.60
Today's 6-Point Advantage Service:		TAX \$0.00
1. Inspected the exterior of your home to identify potential pest problems		AMT. PAID \$0.00
2. Removed and treated cobwebs and wasps nests within reach		TOTAL \$138.60
3. Provided conventional pest control applications		
4. Treated pest entry points around doors and windows		
5. Applied pest control materials around the outside perimeter of your home.		
6. Provided this detailed service report.		
		AMOUNT DUE \$138.60

RECEIVED
06/02/25

[Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



HomeTeam Pest Defense, Inc.
4710 Eisenhower Boulevard
Suite F-3
Tampa, FL 33634-6337
813-886-4700

Invoice and detailed service report

INVOICE #: 109774186

WORK DATE: 05/30/2025

BILL-TO 3030534

Long Lake Reserve CDD
C/o Rizzetta & Co.
12750 Citrus Park Ln Ste 115
Tampa, FL 33625-3784

Phone: 813-515-4149

LOCATION 2929829

Long Lake Reserve CDD
CLUB HOUSE
19617 Breynia Dr
Lutz, FL 33558

Phone: 813-515-4149
Mobile: 813-515-4149

Time In: 05/30/2025 01:48:39 PM
Time Out: 05/30/2025 02:17:14 PM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Branden Dearth

License #: JE325021

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Taexx Pest Control Service	1.00	138.60	138.60
Subtotal					138.60
Tax					0.00
Total					138.60
Total Due:					138.60

Today's Service Comments

Hi Mr/Ms,

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Provided conventional pest control applications
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

Today I found and treated for ants around the perimeters of all structures. This will aid in suppressing insect activity until your next service. If you have any pest issues or concerns do not hesitate to call the office at (813)886-4700. Please allow a week for our products to work. Thank you for your trust, Branden.

Curbside Call was completed, no. I spoke to the worker.

Thank you for choosing HomeTeam Pest Defense as your service provider.

Your next scheduled service month will be in June.

<p>We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates.</p>

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	4.0000 Pound	4.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Onslaught		1021-1815	6.4000%	0.0500	cyano (3-phenoxyphenyl) methyl-(S)-4- chloro-alpha-(1-methylethyl) benzeneacetate	18.0000 Fluid Ounce	0.1406 Fluid Ounce

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



HomeTeam Pest Defense, Inc.
4710 Eisenhower Boulevard
Suite F-3
Tampa, FL 33634-6337
813-886-4700

Invoice and detailed service report

INVOICE #: 109774186

WORK DATE: 05/30/2025

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
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Areas Applied: Exterior entry points

Target Pests: Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
----------	-------	-------	--------	------------	-------------------	--------------	---------------

Patrol		100-1066	9.7000%	0.0300	Lambda-cyhalothrin	3.0000 Gallon	1.1878 Fluid Ounce
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Areas Applied: Exterior perimeter

Target Pests: Roaches

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #

Onslaught	6.4000%	18.0000 Fluid Ounce	One Gallon Compressed Sprayer	2:15:59 PM
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1021-1815	0.05000000	0.1406 Fluid Ounce	Crack & Crevice	
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Target Pests: Spiders

Areas Applied: Exterior entry points

Weather: 0°, 0 MPH

Demand G	0.0450%	4.0000 Pound	Spreader	2:15:49 PM
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100-1240	n/a	4.0000 Pound	Broadcast	
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Target Pests: Ants

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Patrol	9.7000%	3.0000 Gallon	Backpack Compressed Sprayer	2:16:07 PM
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100-1066	0.03000000	1.1878 Fluid Ounce	Perimeter	
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Target Pests: Roaches

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

GENERAL COMMENTS / INSTRUCTIONS

We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates. If you have questions about your service or invoice, please call us at (813)886-4700. Pay online at www.pestdefense.com

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Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



HomeTeam Pest Defense, Inc.
4710 Eisenhower Boulevard
Suite F-3
Tampa, FL 33634-6337
813-886-4700

Invoice and detailed service report

INVOICE #: 110514430

WORK DATE: 06/13/2025

BILL-TO 3030534

Long Lake Reserve CDD
C/o Rizzetta & Co.
12750 Citrus Park Ln Ste 115
Tampa, FL 33625-3784

Phone: 813-515-4149

LOCATION 2929829

Long Lake Reserve CDD
CLUB HOUSE
19617 Breynia Dr
Lutz, FL 33558

Phone: 813-515-4149
Mobile: 813-515-4149

Time In: 06/13/2025 08:22:00 AM
Time Out: 06/13/2025 09:05:21 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Branden Dearth

License #: JE325021

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Taexx Pest Control Service	1.00	138.60	138.60
Subtotal					138.60
Tax					0.00
Total					138.60
Total Due:					138.60

Today's Service Comments

Hi Mr/Ms,

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Provided conventional pest control applications
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your business.
6. Provided this detailed service report.

Today's Service Comments:

Today I found and treated for ants in the mulch beds. This will aid in suppressing insect activity until your next service. If you have any pest issues or concerns do not hesitate to call the office at (813)886-4700. Please allow a week for our products to work. Thank you for your trust, Branden.

Curbside Call was completed, yes.

Thank you for choosing HomeTeam Pest Defense as your service provider.

Your next scheduled service month is next month.

<p>We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates.</p>

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	3.0000 Pound	3.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Onslaught		1021-1815	6.4000%	0.0500	cyano (3-phenoxyphenyl) methyl-(S)-4- chloro-alpha-(1-methylethyl) benzeneacetate	18.0000 Fluid Ounce	0.1406 Fluid Ounce

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HomeTeam Pest Defense, Inc.
4710 Eisenhower Boulevard
Suite F-3
Tampa, FL 33634-6337
813-886-4700

Invoice and detailed service report

INVOICE #: 110514430

WORK DATE: 06/13/2025

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
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Areas Applied: Exterior entry points

Target Pests: Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
----------	-------	-------	--------	------------	-------------------	--------------	---------------

Patrol		100-1066	9.7000%	0.0300	Lambda-cyhalothrin	3.0000 Gallon	1.1878 Fluid Ounce
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Areas Applied: Exterior perimeter

Target Pests: Roaches

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #

Onslaught	6.4000%	18.0000 Fluid Ounce	One Gallon Compressed Sprayer	9:04:11 AM
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1021-1815	0.05000000	0.1406 Fluid Ounce	Crack & Crevice	
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Target Pests: Spiders

Areas Applied: Exterior entry points

Weather: 0°, 0 MPH

Demand G	0.0450%	3.0000 Pound	Spreader	9:04:03 AM
----------	---------	--------------	----------	------------

100-1240	n/a	3.0000 Pound	Broadcast	
----------	-----	--------------	-----------	--

Target Pests: Ants

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Patrol	9.7000%	3.0000 Gallon	Backpack Compressed Sprayer	9:04:22 AM
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100-1066	0.03000000	1.1878 Fluid Ounce	Perimeter	
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Target Pests: Roaches

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

GENERAL COMMENTS / INSTRUCTIONS

We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates. If you have questions about your service or invoice, please call us at (813)886-4700. Pay online at www.pestdefense.com

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HomeTeam Pest Defense, Inc.
4710 Eisenhower Boulevard
Suite F-3
Tampa, FL 33634-6337
813-886-4700

Service Slip / Invoice

INVOICE:	110514430
DATE:	06/13/25
ORDER:	110514430

Bill-To: [3030534]
Long Lake Reserve CDD
C/o Rizzetta & Co.
12750 Citrus Park Ln Ste 115
Tampa, FL 33625-3784

Work Location: [2929829] 813-515-4149
Long Lake Reserve CDD
CLUB HOUSE
19617 Breynia Dr
Lutz, FL 33558

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
06/13/25	08:22 AM		BLDEARTH		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	06/13/25	N/A	LONGLAKERA	

Service	Description	Amount
IS	Taexx Pest Control Service	\$138.60
Hi Mr/Ms, Today's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Provided conventional pest control applications4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your business.6. Provided this detailed service report. Today's Service Comments:Today I found and treated for ants in the mulch beds. This will aid in suppressing insect activity until your next service. If you have any pest issues or concerns do not hesitate to call the office at (813)886-4700. Please allow a week for our products to work. Thank you for your trust, Branden.Curbside Call was completed, yes. Thank you for choosing HomeTeam Pest Defense as your service provider.Your next scheduled service month is next month.		
SUBTOTAL		\$138.60
TAX		\$0.00
TOTAL		\$138.60
AMT. PAID		\$0.00
BALANCE		\$138.60



TECHNICIAN SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Invoice

Date	Invoice #
5/29/2025	3995

Bill To
Long Lake Reserve CDD 5844 Old Pasco Rd Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Install 2 mirrors in the Men's restroom along with securing the loose paver and installing a short barrier between the home to the west as the water is from the homeowners irrigation is seeping through to the walkway. Price includes all labor and materials	250.00	250.00
All work is complete!		Total	\$250.00

RECEIVED
05/29/2025

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Invoice

Date	Invoice #
6/1/2025	3998

Bill To
Long Lake Reserve CDD 5844 Old Pasco Rd Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	May 2025 Dog station maintenance	200.00	200.00
All work is complete!		Total	\$200.00

RECEIVED
06/01/25

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Invoice

Date	Invoice #
6/18/2025	4046

Bill To
Long Lake Reserve CDD 5844 Old Pasco Rd Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Repair and re-post sign at the Dock Re-install sign at the entrance to the trail that was taken out for someone to access the area behind homes Purchase and install drainage cap outside pool area in the grass	175.00	175.00
All work is complete!		Total	\$175.00

RECEIVED
06/20/25

INVOICE

OFFICE PRIDE*Commercial Cleaning Services*

Office Pride Billing Services
3450 East Lake Road, Suite 202
Palm Harbor, FL 34685
727.626.2455

Customer Number: LONG0008

Invoice Number: Inv-262906

Invoice Date: 05-28-2025

Due Date: 06/26/2025

Bill To: Long Lake Reserve CDD
5844 Old Pasco Road. STE 100
Wesley Chapel, FL 33544

Service Location: Long Lake Reserve CCD
5844 Old Pasco Road. STE 100
Wesley Chapel, FL 33544

**REMIT TO: OFFICE PRIDE BILLING SERVICE LLC,
PO BOX 716176, CINCINNATI, OH 45271-6176**

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	06/26/2025	F0214
Quantity	Description	Rate	Amount
1	Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 Mic., Black, 25 Bags/Roll, 6 Rolls (CW17712)	\$64.96	\$64.96
1	Pacific Blue Select Multifold Paper Towels, 1-ply, 250 Sheets/Pack, 16 Packs/Carton (20389)	\$43.99	\$43.99
Subtotal			\$108.95
Sales Tax			\$0.00
Total			\$108.95
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$108.95
Reference Inv-262906 with your payment to ensure prompt and accurate application.			RECEIVED 05/29/2025

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,425.57	\$0.00	\$0.00	\$0.00	\$0.00	\$1,425.57

Each Office Pride franchise is independently owned and operated.

This invoice is generated by Office Pride Billing Services, Inc., a third-party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.

INVOICE

OFFICE PRIDE*Commercial Cleaning Services*

Office Pride Billing Services
3450 East Lake Road, Suite 202
Palm Harbor, FL 34685
727.626.2455

Customer
Number: LONG0008

Invoice Number: Inv-267360

Invoice Date: 06-17-2025

Due Date: 07/16/2025

RECEIVED
06/18/25

Bill To: Long Lake Reserve CDD
5844 Old Pasco Road. STE 100
Wesley Chapel, FL 33544

Service Location: Long Lake Reserve CCD
5844 Old Pasco Road. STE 100
Wesley Chapel, FL 33544

**REMIT TO: OFFICE PRIDE BILLING SERVICE LLC,
PO BOX 716176, CINCINNATI, OH 45271-6176**

Reference – P.O. No.	Terms	Due Date	Franchise
----------------------	-------	----------	-----------

Net 30

07/16/2025

F0214

Quantity	Description	Rate	Amount
1	Angel Soft Professional Series Standard Toilet Paper, 2-Ply, White, 450 Sheets/Roll, 80 Rolls/Carton (16880)	\$84.80	\$84.80
1	Coastwide Professional Antibacterial Liquid Hand Soap Refill, GALLON Unscented, 1 Gal (CW153RU01-A)	\$10.36	\$10.36
Subtotal			\$95.16
Sales Tax			\$0.00
Total			\$95.16
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$95.16
Reference Inv-267360 with your payment to ensure prompt and accurate application.			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,411.78	\$0.00	\$0.00	\$0.00	\$0.00	\$1,411.78

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INVOICE

OFFICE PRIDE*Commercial Cleaning Services*

Office Pride Billing Services
3450 East Lake Road, Suite 202
Palm Harbor, FL 34685
727.626.2455

Customer Number: LONG0008

Invoice Number: Inv-263905

Invoice Date: 06-01-2025

Due Date: 07/01/2025

Bill To: Long Lake Reserve CDD
5844 Old Pasco Road. STE 100
Wesley Chapel, FL 33544

Service Location: Long Lake Reserve CDD
5844 Old Pasco Road. STE 100
Wesley Chapel, FL 33544

**REMIT TO: OFFICE PRIDE BILLING SERVICE LLC,
PO BOX 716176, CINCINNATI, OH 45271-6176**

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	07/01/2025	F0214
Quantity	Description	Rate	Amount
1	Day Porter Services 3x per week	\$1,316.62	\$1,316.62
Subtotal			\$1,316.62
Sales Tax			\$0.00
Total			\$1,316.62
RECEIVED 06/02/25 PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$1,316.62
Reference Inv-263905 with your payment to ensure prompt and accurate application.			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,425.57	\$0.00	\$0.00	\$0.00	\$0.00	\$1,425.57

Each Office Pride franchise is independently owned and operated.

This invoice is generated by Office Pride Billing Services, Inc., a third-party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.



MIKE FASANO

TAX COLLECTOR
PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Long Lake Reserve CDD
C/O Rizzetta & Company
3434 Colwell Ave Suite 200
Tampa, FL 3314-8390

Re: Long Lake Reserve CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for **\$161.65** for cost of collection of the Long Lake Reserve CDD Postage Assessment for the 2024 Tax Year.

RECEIVED
06/17/2025

Should you have any questions, please feel free to contact my office.

Best wishes,

Mike Fasano
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O'LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020



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

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

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

1 0 1
42-52319

LONG LAKE RESERVE CDD

Service Address: **19244 BREYNIA IRRIGATION DR**

Bill Number: 22457972

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0991370	01393846
Please use the 15-digit number below when making a payment through your bank	
099137001393846	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	14369796	4/18/2025	4538	5/19/2025	4603	31	65

Usage History

Water	Irrigation
May 2025	65
April 2025	63
March 2025	65
February 2025	64
January 2025	62
December 2024	64
November 2024	63
October 2024	59
September 2024	64
August 2024	39
July 2024	53
June 2024	57

Transactions

Previous Bill	417.53
Payment 05/19/25	-417.53 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	21.56
Water Tier 1	25.0 Thousand Gals X \$3.34 83.50
Water Tier 2	13.0 Thousand Gals X \$6.69 86.97
Water Tier 3	27.0 Thousand Gals X \$9.02 243.54
Total Current Transactions	435.57
TOTAL BALANCE DUE	\$435.57

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

RECEIVED
06/05/25

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0991370
Customer # 01393846
Balance Forward 0.00
Current Transactions 435.57

Total Balance Due \$435.57
Due Date 6/20/2025

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

**The Total Due will be electronically
transferred on 06/20/2025.**

LONG LAKE RESERVE CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

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

RECEIVED
JUN - 6 2025



1970 0 1
42-52319

LONG LAKE RESERVE CDD

Service Address: **19617 BREYNIA DR**

Bill Number: 22458152

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for details.

Account #	Customer #
1002200	01399734
Please use the 15-digit number below when making a payment through your bank	
100220001399734	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	14328640	4/18/2025	990	5/19/2025	1002	31	12

Usage History

Water	
May 2025	12
April 2025	8
March 2025	12
February 2025	13
January 2025	11
December 2024	8
November 2024	5
October 2024	2
September 2024	4
August 2024	2
July 2024	2
June 2024	15

Transactions

Previous Bill	55.80
Payment 05/19/25	-55.80 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1	12.0 Thousand Gals X \$2.10 25.20
Sewer	
Sewer Base Charge	99.71
Sewer Charges	12.0 Thousand Gals X \$6.94 83.28
Total Current Transactions	247.99
TOTAL BALANCE DUE	\$247.99

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1002200
Customer # 01399734
Balance Forward 0.00
Current Transactions 247.99

Total Balance Due \$247.99
Due Date 6/20/2025

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

The Total Due will be electronically transferred on 06/20/2025.

LONG LAKE RESERVE CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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

013997344100220032245815250000247995



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

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

RECEIVED
JUN - 6 2025



1971 0 1
42-52319

LONG LAKE RESERVE CDD

Service Address: 19932 LEONARD ROAD

Bill Number: 22458440

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for details.

Account #	Customer #
1013880	01399734
Please use the 15-digit number below when making a payment through your bank	
101388001399734	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	190296326	4/18/2025	8072	5/19/2025	8207	31	135

Usage History

Irrigation

May 2025	135
April 2025	129
March 2025	132
February 2025	144
January 2025	128
December 2024	118
November 2024	130
October 2024	132
September 2024	140
August 2024	135
July 2024	134
June 2024	135

Transactions

Previous Bill	861.13
Payment 05/19/25	-861.13 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	39.80
Water Tier 1 50.0 Thousand Gals X \$3.34	167.00
Water Tier 2 25.0 Thousand Gals X \$6.69	167.25
Water Tier 3 60.0 Thousand Gals X \$9.02	541.20
Total Current Transactions	915.25
TOTAL BALANCE DUE	\$915.25

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1013880
Customer # 01399734
Balance Forward 0.00
Current Transactions 915.25

Total Balance Due	\$915.25
Due Date	6/20/2025

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

The Total Due will be electronically transferred on 06/20/2025.

LONG LAKE RESERVE CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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

013997344101388092245844050000915256

PC Consultants

4853 Pennecott Way
Wesley Chapel, FL 33544-1801
(813)973-3330 Cell (813)390-6344

Invoice

108695

INVOICE

Customer

Name *Long Lake Reserve CDD*
Address *5844 Old Pasco Road; Suite 100*
City *Wesley Chapel* State *FL* ZIP *33544*
Phone *LLR Office: (813)515-4149*

Date *5/13/2025*
Quote No. *Kellie*
Rep *Ken Johnson*
FOB *Remote/SCALL*

Qty	Description	Unit Price	TOTAL
0.6	Labor: 05/12/25 - Remote into HP Pavilion per Kellie w/ Anydesk: 1366332924; Cannot get sound to work & wants to test camera/mic for Teams; Has Asus monitor with built in webcam, speakers and microphone; Change sound output to 'Echo Channeling Speakerphone' from Realtek audio; Sound now working; Test microphone with Internet Webcam/Microphone test site; Both work; Canon MF743cdw color laser printer keeps reporting "Out Of Paper" issue; Will address issue on next service call. Actual PCC Remote Time: 11:30AM - 12:06PM = .6 Hrs Billed Time: .6 Hrs @ \$70 Per Hr	\$70.00	\$42.00
1.2	Labor: 05/12/25 - Arrive onsite; Add USB hub 3' ext. M/F for keyboard/mouse; Move dongle closer to KB/Mouse for better signal; Add AVG Internet Security & activate using existing license; Expires: 06/17/25; Diagnose Canon issue with printing; Always wants to print from Top LTR tray/Plain 1; Won't pull paper from bottom tray (LTR/Plain2); Settings look correct; Will print from Tray 1 as paper is added; Remove Canon drivers; Download latest Canon drivers from website; Re-install Canon MF743cdw drivers; Success; Still having same issue; Wants to only print from Tray1; Call Canon support; May be defective black cartridge IC chip; Kellie ordered new set of all (4) toners she had before that work properly; Open Google Chrome; Go to HTTP:\\192.168.10.111; Create Login Account for local Canon Settings; User: 1917; Password: 1917; Login to Canon firmware success; Nothing in here will help tray issue; Awaiting results from new black toner cartridge install; Run CC; Purge 7.92GB; Login to Canon web interface is "General User Mode" for future reference. Actual PCC Onsite Time: 2:42PM - 4:24PM = 1.7 Hrs Billed Time: 1.2 Hrs @ \$70 Per Hr	\$70.00	\$84.00
0.4	Labor: 05/13/25 - Remote in w/ AD: 1366332924; Kellie had me remove DTC1250e printer drivers; She had me remove that printer yesterday; Kellie wants to have me show how to make sure sound is selected properly for built in monitor speakers; Show her where to verify that "Echo Channeling SpeakerPhone" is default; Sound is now working again (somehow output source changed); Retest microphone with internet mic test; Working; Has issue with Teams locking up; Check Office 2021 for updates; Downloading updates for Office; Apply updates; Reboot PC; Test Teams; Working now; Test Word; OK; Check for more Office updates; Up to date; Enable Teams Teams in startup group; Check Acronis 2019; Set to backup Tues/Thurs at 11AM; Change to 11PM so not to interfere with daily operation(s). Actual PCC Remote Time: 11:00AM - 11:30AM = .5 Hrs Billed Time: .4 Hrs @ \$70 Per Hr Florida Consumer Certificate of Exemption Long Lake Reserve CDD Certificate Number: 85-8017347501C-9 Expires On: 09/30/2027 Clubhouse Address: 19617 Breynia Drive, Lutz, FL.	\$70.00	\$28.00
1	Service Call: 05/12/25	\$30.00	\$30.00
		SubTotal	\$184.00
		FL Sales Tax	\$0.00
		TOTAL	\$184.00

Payment Details

- ☐ Cash
☐ Check
☒ Net 15 #VALUE!

RECEIVED
05/25/25

Thank You For Your Order!

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/2/2025	INV0000099639

Bill To:

Long Lake Reserve CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
05/28/25

Services for the month of	Terms	Client Number
June	Upon Receipt	00176

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/6/2025	INV0000099779

Bill To:

Long Lake Reserve CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
06/06/25

Services for the month of	Terms	Client Number
June	Upon Receipt	00055

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/23/2025	INV0000099621

Bill To:

Long Lake Reserve CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00055

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$4,111.63	\$4,111.63
		<div>RECEIVED</div> <div>06/09/2025</div>	
Subtotal			\$4,111.63
		Total	\$4,111.63

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/1/2025	INV0000099803

Bill To:

Long Lake Reserve CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

RECEIVED
06/12/25

Services for the month of	Terms	Client Number
May	Upon Receipt	00055

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
EE RECRUITING	15.45	\$1.00	\$15.45
Subtotal			\$65.45
Total			\$65.45

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/20/2025	INV0000100259

Bill To:

Long Lake Reserve CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
06/20/25

Services for the month of	Terms	Client Number
June	Upon Receipt	00055

[illegible]



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI177697
Invoice Date: 6/2/2025

Bill
To: Long Lake Reserve CDD
c/o Rizzetta
3434 Colwell AVE, Suite 200
Tampa, FL 33614

RECEIVED
06/02/25

Ship
To: Long Lake Reserve CDD
c/o Rizzetta
3434 Colwell AVE, Suite 200
Tampa, FL 33614
United States

Ship Via		Customer ID	9879
Ship Date	6/2/2025	P.O. Number	
Due Date	7/2/2025	P.O. Date	6/2/2025
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,912.00	1,912.00
June Billing					
6/1/2025 - 6/30/2025					
Lake All					
Wetland 1					
Wetland 2					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,912.00

Subtotal: 1,912.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,912.00

Invoice Number	2400888
Invoice Date	May 16, 2025
Purchase Order	238202113
Customer Number	154444
Project Number	238202113

Bill To

Long Lake Reserve Community
Development District
Accounts Payable
c/o Rizzetta & Company, Inc.
5844 Old Pasco Road Suite 100
Wesley Chapel FL 33544
United States

Alternative Remit To

Stantec Consulting Services
Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Long Lake Reserve CDD			
	Project Manager	Stewart, Tonja L	Contract Upset	10,327.00
	Current Invoice Total (USD)	2,014.00	Contract Billed to Date	4,770.50
			For Period Ending	May 9, 2025

Top Task 2025 2025 FY General Consulting

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 07	Nurse, Vanessa M	0.25	167.00	41.75
Level 08	Litzelfelner, Samantha Lee	0.25	177.00	44.25
Level 10	Waag, R Tyson (Tyson)	10.00	190.00	1,900.00
Subtotal Professional Services		<u>10.50</u>		<u>1,986.00</u>

Disbursements

Direct - Vehicle (mileage)	28.00
Subtotal Disbursements	<u>28.00</u>

Top Task Subtotal	2025 FY General Consulting	2,014.00
Total Fees & Disbursements		<u>2,014.00</u>
INVOICE TOTAL (USD)		2,014.00

RECEIVED
06/02/25

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-04-17	238202113	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.25	177.00	44.25	DISTRICT ENGINEER PROJECT SUPPORT	
2025-04-18	238202113	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-04-18	238202113	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW SWFWMD PERMIT 41882.001 AND EMAIL CORRESPONDENCE WITH THE BOARD AND DM.	
2025-04-22	238202113	2025	Direct - Regular	WAAG, R TYSON (TYSON)	4.00	190.00	760.00	SITE VISIT FOR REQUIRED SWFWMD PERMIT INSPECTIONS (PERMIT 41882.01 - ALL COMMUNITY PONDS)	
2025-04-24	238202113	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	190.00	475.00	REVIEW FIELD NOTES. UPLOAD FIELD PHOTOS. COMPLETE FIELD REPORT FOR REVIEW.	
2025-04-28	238202113	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	FINALIZE FIELD REPORT AND SEND TO DM.	
2025-05-07	238202113	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	FINALIZE SWFWMD OBSERVATION REPORT	
2025-04-22	238202113	2025	Direct - Vehicle (mileage)	WAAG, R TYSON (TYSON)	28.00	1.00	28.00	SWFWMD POND INSPECTION	US7950261
Total Project 238202113					38.50		\$2,014.00		



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 51-60-1886049
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 51-BID-7815828
Fee Amount: \$280.00

To: **Long Lake Reserve Community Development**
19617 Breynia Dr
Lutz, FL 33558

Total Amount Due: \$280.00

Payment Due 06/30/2025 Upon Receipt

RECEIVED
06/19/25

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Pasco CHD (W)**

Account Information for: 51-60-1886049
Facility Name: The Reserve at Long Lake Ranch Pool
Location Address 1: 19617 Breynia Dr
Location Address 2:
City: Lutz
State: FL
Zip Code: 33558

County Mailing Address 1: 7509 State Road 52
County Mailing Address 2:
County Mailing City: Hudson
County Mailing State: FL
County Mailing Zip Code: 34667

Owner Name: Long Lake Reserve Community Development
Owner Address 1: 19617 Breynia Dr
Owner Address 2: Lutz, FL 33558
Owner City: Lutz
Owner State: FL
Owner Zip Code: 33558
Work Phone:
Home Phone: (813) 933-5571

Facility Contact Name: Long Lake Reserve Community Developm
Work Phone:
Home Phone: (813) 933-5571

Signature:

Date:

[Environmental Health Division - Account Information Copy]



State of Florida
Department of Health
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19617 Breynia Dr
Lutz, FL 33558

Total Amount Due: \$280.00
Payment Due 06/30/2025 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
[Business Office - Cashiering & Accounting Copy]

**Bill To:**

Long Lake Reserve CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd
Ste 100
Wesley Chapel, FL 33544

Property Name: Long Lake Reserve CDD**Address:** 1692 Nature View Dr
Lutz, FL 33558**INVOICE**

INVOICE #	INVOICE DATE
923022	6/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2025**Invoice Amount:** \$6,776.75

Description	Current Amount
Monthly Landscape Maintenance June 2025	\$6,776.75

RECEIVED
06/01/25**Invoice Total** **\$6,776.75**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.