



Rizzetta & Company

Long Lake Reserve Community Development District

Board of Supervisors' Meeting September 8, 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 Gabrielle Roberts Stephanie Greenfield Denise Crowder Mark Barnum | Chairman Vice-Chairman Assistant Secretary Assistant Secretary 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 29, 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, September 8, 2025 at 9:00 a.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. Consideration of First Addendum to Contract for District Management Services..... Tab 1
 - B. Consideration of Proposal to Repair Access Control System at Clubhouse after Lightning Strike Tab 2
 - C. Consideration of Proposals to Repair Access Master Control Panels..... Tab 3
 - D. Consideration of Proposals for Pressure Washing..... Tab 4
 - E. Consideration of Proposal for ADA Chair Boom Arm and TI Motion Handset..... Tab 5
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - i. Ratification of Change Order for MES Repair..... Tab 6
 - C. Presentation of Aquatic Service Report Tab 7
 - D. Landscape Report (Under Separate Cover)
 - i. Consideration of Proposal for Tree Removal..... Tab 8
 - E. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 9
 - F. District Manager
 - i. Presentation of District Manager's Report..... Tab 10
 - ii. Discussion of FY 2025-2026 EGIS Insurance and Invoice
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on August 11, 2025 Tab 11
 - B. Consideration of Operation and Maintenance Expenditures for July 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

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **Long Lake Reserve Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for District Management Services dated October 1, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
 PRINTED NAME: William J. Rizzetta
 TITLE: President
 DATE: Aug 7, 2025

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

BY: _____
 PRINTED NAME: _____
 TITLE: Chairman/Vice Chairman
 DATE: _____

ATTEST:

 Vice Chairman/Assistant Secretary
 Board of Supervisors

 Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

| | MONTHLY | ANNUALLY |
|------------------------------------------|-------------------|-----------------|
| Management: | \$1,979.33 | \$23,752 |
| Administrative: | \$443.17 | \$5,318 |
| Accounting: | \$1,772.58 | \$21,271 |
| Financial & Revenue Collections: | \$492.33 | \$5,908 |
| Assessment Roll ⁽¹⁾ | | \$5,908 |
| Total Standard On-Going Services: | \$4,687.42 | \$62,157 |

(1) Assessment Roll is to paid in one lump-sum upon completion.

| ADDITIONAL SERVICES: | FREQUENCY | RATE |
|---------------------------------------------------------------------------------|------------------|--------------|
| Extended and Continued Meetings | Hourly | \$ 400 |
| Additional Meetings (includes meeting prep, attendance and drafting of minutes) | Hourly | \$ 400 |
| Estoppel Requests (billed to requestor): | | |
| One Lot (on tax roll) | Per Occurrence | \$ 125 |
| Two+ Lots (on tax roll) | Per Occurrence | \$ 150 |
| One Lot (direct billed by the District) | Per Occurrence | \$ 150 |
| Two–Five Lots (direct billed by the District) | Per Occurrence | \$ 200 |
| Six-Ten Lots (direct billed by the District) | Per Occurrence | \$ 250 |
| Elevent+ Lots (direct billed by the District) | Per Occurrence | \$ 300 |
| Long Term Bond Debt Payoff Requests | Per Occurrence | \$ 150/Lot |
| Two+ Lots | Per Occurrence | Upon Request |
| Short Term Bond Debt Payoff Requests & | | |
| Long Term Bond Debt Partial Payoff Requests | | |
| One Lot | Per Occurrence | \$ 150 |
| Two – Five Lots | Per Occurrence | \$ 200 |
| Six – Ten Lots | Per Occurrence | \$ 300 |
| Eleven – Fifteen Lots | Per Occurrence | \$ 400 |
| Sixteen+ Lots | Per Occurrence | \$ 500 |
| Bond Amortization Schedules | Per Occurrence | \$ 600 |
| Special Assessment Allocation Report | Per Occurrence | Upon Request |
| True-Up Analysis/Report | Per Occurrence | Upon Request |
| Re-Financing Analysis | Per Occurrence | Upon Request |
| Bond Validation Testimony | Per Occurrence | Upon Request |
| Bond Issue Certifications/Closing Documents | Per Occurrence | Upon Request |
| Electronic communications/E-blasts | Per Occurrence | Upon Request |
| Special Information Requests | Hourly | Upon Request |
| Amendment to District Boundary | Hourly | Upon Request |
| Grant Applications | Hourly | Upon Request |
| Escrow Agent | Hourly | Upon Request |
| Continuing Disclosure/Representative/Agent | Annually | Upon Request |
| Community Mailings | Per Occurrence | Upon Request |
| Response to Extensive Public Records Requests | Hourly | Upon Request |
| Litigation Support Services | Hourly | Upon Request |

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

| JOB TITLE: | HOURLY RATE: |
|------------------------------|---------------------|
| Regional Manager | \$ 52.00 |
| District Manager | \$ 40.00 |
| Accounting & Finance Staff | \$ 28.00 |
| Administrative Support Staff | \$ 21.00 |

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

| JOB TITLE: | HOURLY RATE: |
|---------------------------------------|---------------------|
| President | \$ 500.00 |
| Chief Financial Officer | \$ 450.00 |
| Vice President | \$ 400.00 |
| Controller | \$ 350.00 |
| Regional District Manager | \$ 300.00 |
| Accounting Director | \$ 300.00 |
| Finance Manager | \$ 300.00 |
| Senior District Manager | \$ 275.00 |
| District Manager | \$ 250.00 |
| Amenity Services Manager | \$ 250.00 |
| Business Development Manager | \$ 250.00 |
| Landscape Inspection Services Manager | \$ 250.00 |
| Financial Analyst | \$ 250.00 |
| Senior Accountant | \$ 225.00 |
| Landscape Specialist | \$ 200.00 |
| Administrative Support Manager | \$ 200.00 |
| Senior Financial Associate | \$ 200.00 |
| Senior Administrative Assistant | \$ 200.00 |
| Staff Accountant II | \$ 200.00 |
| District Coordinator | \$ 175.00 |
| Administrative Assistant II | \$ 150.00 |
| District Compliance Associate | \$ 150.00 |
| Staff Accountant | \$ 150.00 |
| Financial Associate | \$ 150.00 |
| Administrative Assistant | \$ 100.00 |
| Accounting Clerk | \$ 100.00 |
| Client Relations Specialist | \$ 100.00 |






2025-10-01 - Long Lake Reserve CDD - First Addendum - Contract for Professional District Services

Final Audit Report

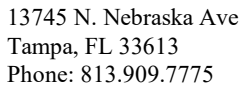
2025-08-07

| | |
|-----------------|----------------------------------------------|
| Created: | 2025-08-07 |
| By: | Scott Brizendine (sbrizendine@rizzetta.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAQ28ZAV184L13LwV8zU8CWfJUY20IAwku |

"2025-10-01 - Long Lake Reserve CDD - First Addendum - Contract for Professional District Services" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-07 - 6:37:36 PM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-07 - 6:37:40 PM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-07 - 7:24:39 PM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-07 - 7:24:53 PM GMT - Time Source: server
-  Agreement completed.
2025-08-07 - 7:24:53 PM GMT

Tab 2



| | |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| Billing Address | Install Address |
| Long Lake Reserve CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 | Club House 19625 Breynia Drive Lutz, FL 33558 |

| | | | |
|-----|----------|-----------|------------|
| Rep | P.O. No. | Date | Estimate # |
| | | 8/12/2025 | 6403 |

[illegible]

Tab 3



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

Estimate

ADDRESS

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

SHIP TO

Long Lake Reserve CDD
19617 Breynia Drive
Lutz, FL 33558

| ESTIMATE # | DATE | EXPIRATION DATE |
|------------|------------|-----------------|
| 12361 | 08/26/2025 | 10/31/2025 |

SALES REP
DC

ACCT#/LOT/BLK
Clubhouse Access

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|----------|
| | <p>This estimate is to change out the existing access master control panels with Linear Emerge (6) door system, and to replace (2) Exit buttons and (2) card readers that are currently not working.</p> <p>Included:</p> <p>Access System</p> <p>(1) EL36-4M- Linear eMerge Elite-36 4-Door Access Control Platform</p> <p>(1) ACM-2D- Linear 2-Door ACM Module add on</p> <p>(2) SD-6276-SSVQ- Exit Buttons Piezoelectric push buttons for outdoor use (IP65)</p> <p>(2) HID multiCLASS SE RP15 Mullion contactless smart card readers</p> <p>Installation, networking, system setup, and training included.</p> | 1 | 7,641.00 | 7,641.00 |

Thank you for your time and this opportunity to do business with you!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

| | |
|--------------|-------------------|
| SUBTOTAL | 7,641.00 |
| TAX (6.5%) | 0.00 |
| TOTAL | \$7,641.00 |

Accepted By

Accepted Date

From: Javier Rosario <jrosario@safetouch.com>
Sent: Thursday, August 28, 2025 2:59 PM
To: Manager <manager@longlakereserve.com>
Subject: Access control replacement

Greg,

I'm sorry for the delay in getting the quote to you. Please see attached quote for the replacement / refresh of your access control system.

In this proposal I have included replacements of all hardware that could be worn or aged. Also included are the parts that need to be replaced due to the lightning strike, and new surge protectors. I know we spoke about keeping the control panel the same, after research I decided it would be a good idea to replace the main board, as it will come with the latest software, and support from the manufacturer.

Please let me know if you have any questions.

Thanks,

Javier Rosario
Commercial & Community Security Sales Executive

813-833-3120
Tampa, FL
jrosario@safetouch.com
safetouch.com





Access Control Upgrade

Long Lake Reserve CDD

Club House
19625 Breynia Drive
Lutz, FL 33558

Prepared by:

Javier Rosario
Commercial Sales Representative
jrosario@safetouch.com
813-833-3120



Florida = EF-20002049/ EC-13005007
Georgia = LVA004188
South Carolina = BAC.14000
Texas = B29747701



Why Safetouch

At Safetouch, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

About Us

- 18th Largest Electronic Security Company in the USA
- Over 60K Clients
- Offices throughout the southeast US.
- National Deployment Capability
- Redundant Monitoring Centers with 45 Second or less Response time.
- Dedicated Enterprise Solutions Team with experience completing projects over \$3M

Capabilities

- Virtual Security Guard Services, including onsite guard replacement or supplementation
- Commercial Audio
- Access Control, Surveillance, Communications Systems
- Public Display Monitors, Meeting Room Booking, AV Distribution and other technology-based solutions.
- Cloud-based multi-location management
- Sophisticated ai-based business analytics.

Virtual Gate Guard



Remote Video Monitoring





Ai Based Business Analytics

Heat Mapping



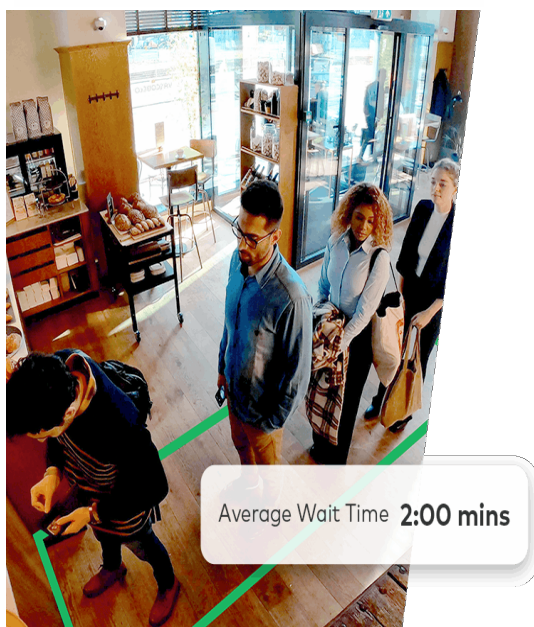
People Counting



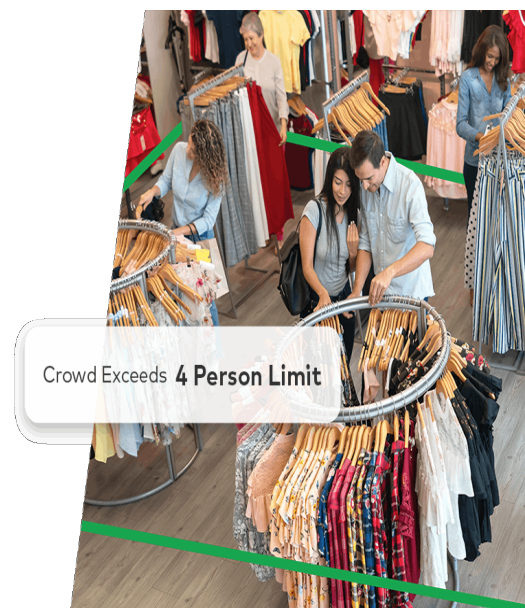
Occupancy Tracking



Queue Monitoring



Crowd Gathering





Long Lake Reserve CDD
Access Control Upgrade

Access Control

| | |
|---|------------------------------------------------------------------------------------|
| 4 | Seco-Larm 600 lb Outdoor Maglock |
| 4 | Seco-Larm Illuminated Request Exit to button with timer |
| 2 | HES Electric Door Strike |
| 1 | S2 NetBox System Controller 2-doors expandable to 16 |
| 1 | S2 2-Reader Expansion Blade |
| 4 | HID Smart Card Reader |
| 3 | HID Mullion Smart Card Reader |
| 6 | Data & Signaling Circuit Surge Protector |
| 4 | Data & Signaling Circuit Surge Protector with Snap-Track Base for two 24V Circuits |

Project Summary

TOTAL: \$17,169.00

Internet service required for remote connection

**50% down and balance upon substantial completion or
Finance / Lease options available upon request.**

*****Installation and/or service taxes not included, if applicable.*****

** Recurring service charges not included in the total install price.*

Product Details



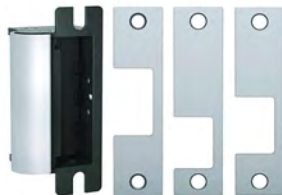
Seco-Larm 600 lb Outdoor Maglock

Maglock is a face mounting indoor and outdoor maglock meant for sliding and swinging gates. It is water and vandal resistant because of its maintenance free factory-sealed designed. It has an attractive stainless-steel housing with a dual-threaded conduit fitting built in. Its operating voltage is 12VDC or 24VDC



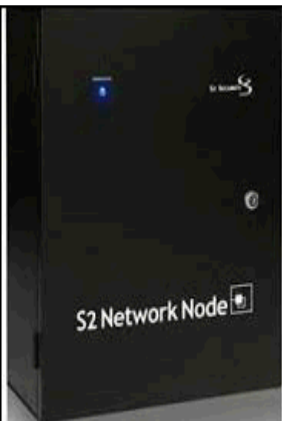
Seco-Larm Illuminated Request Exit to button with timer

Piezoelectric pushbuttons for indoor or outdoor use IP65 . No moving parts for heavy duty use. LED ring around button changes from green to red or red to green when the button is pressed. Timed or toggle output. SD-6176-SSVQ and SD-6276-SSVQ include separate manual override button for use in case of a power failure to the pushbutton.



HES Electric Door Strike

The 1006 series is the strongest and most versatile electric strike available. It meets or exceeds every standard developed for electric strikes. With 27 faceplate options the 1006 can accommodate virtually every type of lockset on the market. Recently updated the 1006 features a sleek new keeper and 100 stainless steel case. Tested to exceed 3 000 lbs. of static strength 350 ft. lbs. of dynamic strength and factory tested to exceed 1 000 000 cycles of operation the 1006 is in a class of its own.



S2 NetBox System Controller 2-doors expandable to 16

The NetBox offers support for up to 32 access control readers. These systems are ideal for a range of uses from independent organizations to field offices of large enterprises. The Netbox can be operated entirely from a Web browser and integrates access control alarm monitoring video surveillance and temperature monitoring capabilities in an IP-based network-ready system. Includes 16-port license and 1 2-port blade



S2 2-Reader Expansion Blade

2 Reader Expansion Blade



HID Smart Card Reader

multiCLASS SE RP40 Smart Card Reader, 125 kHz Supports HID Prox, 13.56 MHz Maximum Compatibility, Wiegand, Pigtail, Standard v1, Black



HID Mullion Smart Card Reader

Interoperable with a growing range of technologies and form factors including mobile devices.
The iCLASS SE platform's Secure Identity Object (SIO) data model provides an extra layer of encryption for additional protection of identity data.
Uses Open Supervised Device Protocol (OSDP) for secure communications between reader and controller.



Data & Signaling Circuit Surge Protector

Data and Signaling Circuit Surge Protector, Protects Four 24V Hardwired Circuits



**Data & Signaling Circuit Surge Protector with Snap-Track Base
for two 24V Circuits**

Protect two 24V pairs per module

Multi-stage SAD technology provides the best possible protection

Field-replaceable modules with hard-wired multi-base mounting system allows you to protect up to ten pairs with a common ground

Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

Accepted by

Date

Name

Safetouch

Date

Name

I accept this proposal and authorize the work to be done and accept responsibility for payments due. _____

Tab 4



Gladiator Pressure Cleaning

P.O. Box 26574
Tampa, FL 33623
Ph: (800) 270-9411 - Fax: (813) 607-6625
www.gladiatorpressurecleaning.com
service@gladiatorpc.com



Quote

4943

Date

8/13/2025

Billing Name / Address

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

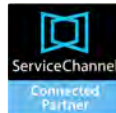
Customer Phone 813-515-4149



@Gladiatorpc1



@Gladiatorpc



Cleaning Location

Long Lake Reserve CDD
19617 Breynia Drive
Lutz, FL 33558
Attn: Gregg Gruhl

| Item | Description | Qty | Rate | Total |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|------------|
| Sidewalk and comm... | Pressure clean wooden boardwalk including railings and posts for Long Lake Reserve located behind Clubhouse at address listed above. Approximately 400 linear feet. This quote does not include the dock. Gladiator agrees to supply and use environmentally friendly cleaning agents. | | 1,950.00 | 1,950.00 |
| Sidewalk and comm... | Pressure clean concrete walkways all around Clubhouse and inside pedestrian gates, as depicted on Scope Map provided by Gladiator Pressure Cleaning. Approximately 1200 linear feet of 6 foot wide sidewalk. Totalling Approximately 4200 Square feet | 7,200 | 0.12 | 864.00 |
| Cleaning Agents | Cleaning agents and chemicals may be used in the pressure cleaning process | | | |
| Water Source | Customer is responsible for providing a useable water source | | | |
| For questions or concerns please contact Steve McDonough at (813)-924-2256 | | | Total | \$2,814.00 |

Terms and Conditions:

COMMERCIAL billing terms are NET 15 days unless stated otherwise.

RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.

Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.

Gladiator is a fully insured company and a Certificate of Insurance is available upon request.

Payments made by credit card over \$500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature _____ Date _____



Concrete walkways

Reserve at Long Lake Ranch
19625 Breyntia

Wooden Boardwalk

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Estimate

| | |
|-----------|------------|
| Date | Estimate # |
| 8/24/2025 | 1293 |

| |
|---------------------------------------------------------------------------|
| Name / Address |
| Long Lake Reserve CDD 5844 Old Pasco Rd Wesley Chapel, FL. 33544 |

| | | | Project |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|------------|
| | | | |
| Description | Qty | Rate | Total |
| Pressure wash all sidewalks around the amenity clubhouse including sidewalk along the street that are within the boundaries of the clubhouse area. All sidewalks along the path leading to the Park and around the front of the building. Price includes all labor and materials | | 1,600.00 | 1,600.00 |
| Pressure wash the wooden boardwalk behind the amenity clubhouse from gate near the basketball court to the playground gate. The boardwalk and side rails will all be cleaned. Price includes all labor and materials | | 2,150.00 | 2,150.00 |
| Client Signature | | Total | \$3,750.00 |

Tab 5

ESTIMATE

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

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



Cleaning Commercial Acct:Rizzetta & Company: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

Estimate details

Technician: Bob

Estimate no.: 2025-491
Estimate date: 08/27/2025
Expiration date: 09/27/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|----------------------------------------|------------------------------------------|-----|------------|------------|
| 1. | | MISC PRODUCTS | ADA Chair Boom Arm Assembly & Actuator | 1 | \$2,249.73 | \$2,249.73 |
| 2. | | MISC PRODUCTS | ADA Chair TI Motion Handset | 1 | \$297.57 | \$297.57 |
| 3. | | COMMERCIAL SERVICE CALL / INSTALLATION | Install new boom arm assembly & actuator | 1 | \$180.00 | \$180.00 |

Total \$2,727.30

Expiry date 09/27/2025

Accepted date

Accepted by

Tab 6

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Estimate

| Date | Estimate # |
|-----------|------------|
| 8/25/2025 | 00000392 |

| Name / Address |
|------------------------------------------------------------------------------------------------------------------|
| Long Lake Reserve CDD C/O Rizetta & Company, Inc. 5844 Old Pasco Road Suite 100 Wesley Chapel, FL 33544 |

| | | Project | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------|-----|----------|----------|
| | | Pond C MES Repairs - Change of Scope | | | |
| Description | | Qty | U/M | Rate | Total |
| Change Order: Ref. estimate 348 Change in material due to rising high water levels inhibiting revegetation for sod to germinate for proper installation of Flexamat. Recommended substitution of material from sod and Flexamat to Rip Rap, and scope of work to continue with re-establishing eroded area back to pre-existing grade per original estimate 348 to utilize contractor means and methods to re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred. Additional Rip Rap and imported fill material will be required to complete project. | | 1 | ea | 2,296.16 | 2,296.16 |
| Change Order: Ref. estimate 349 Change in material due to rising high water levels inhibiting revegetation for sod to germinate for proper installation of Flexamat. Recommended substitution of material from sod and Flexamat to Rip Rap, and scope of work to continue with re-establishing eroded area back to pre-existing grade per original estimate 349 to utilize contractor means and methods to re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred. Additional Rip Rap and imported fill material will be required to complete project. | | 1 | ea | 2,296.16 | 2,296.16 |
| | | | | | |
| Approved by: Sean Craft, District Manager Date: 8/27/25 | | Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing. | | | |
| | | Total \$4,592.32 | | | |

Tab 7

SOLITUDE

LAKE MANAGEMENT



Long Lake Reserve CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2024-08-26

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Kevin Wilt, Service Manager

Wesley Chapel Field Office
[SOLITUDELAKEMANAGEMENT.COM](https://www.solitudelakemanagement.com)
888.480.LAKE (5253)

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SITE ASSESSMENTS

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SITE MAP 8

A

Comments:

Normal growth observed

Minor Shorelines growth normal for this time of year treated during inspection. Site has some shoreline Erosion.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



August 2025



August 2025

B1

Comments:

Treatment in progress

Open water looks very good. Gulf Spikerush is starting to fill in. Very little shoreline grasses.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August 2025



August 2025

SE

Comments:

Treatment in progress

Minor shoreline growth. best practice barrier from landscape getting a little tall.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August 2025



August 2025

F

Comments:

Treatment in progress

Minor shoreline weeds noted. Newly planted Gulf Spikerush looks healthy, but hasn't began spreading yet. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August 2025



August 2025

G2

Comments:

Treatment in progress

Site had some over growth of shoreline weeds water. Pond bottom looks good.

Action Required:

Re-inspect next visit

Target:

Shoreline weeds



August 2025



August 2025

G1

Comments:

Normal growth observed

Minor shoreline grasses noted. Little to no algae or submersed weeds present. Gulf Spikerush is making a comeback after lots of die-off and is looking healthy. water levels are high

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August 2025



August 2025

Site: H1**Comments:**

Treatment in progress
Minor shoreline grasses noted.
Gulf Spikerush looks healthy.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August 2025



August 2025

Site: C**Comments:**

Treatment in progress
Shorelines are beginning to look much better due to recent landscaping. Grass clippings in pond.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



August 2025



August 2025

Site: B3**Comments:**

Treatment in progress
Minor shoreline weeds noted.
Gulf Spikerush looks healthy.
Minor shoreline grasses. Open water looks good but very high.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



August 2025



August 2025

Site: B2**Comments:**

Normal growth observed

Minor shoreline weeds present.
Some torpedo grass growing in
between the Gulf Spikerush.
Little to no algae present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



August 2025



August 2025

Management Summary

August has been warm with a couple of big rains. Both warm temperatures and rainfall fuel plant growth. We are in the middle of growing season, as shoreline weeds, algae, and submersed weeds are all growing at a much faster rate than a couple of months ago. As we suspected, our treatments have been working, and the ponds at Long Lake Reserve are looking good overall. This month has been filled with some minor algae treatments and the usual shoreline grasses treatments.

As the temperature continue to stay in the upper 90s we will continue to stay on top of the the growth that comes with it. The plan for next month is to treat algae aggressively and stay ahead of it. Shoreline grasses will continue to grow as well, so we will stay on top of these as usual.

If you have any questions or concerns, don't hesitate to reach out: drew.bruton@solitudelake.com

Thank you for choosing Solitude Lake Management!

| Site | Comments | Target | Action Required |
|------|------------------------|----------------------|--------------------------------|
| A | Normal growth observed | Species non-specific | Routine maintenance next visit |
| B1 | Treatment in progress | Shoreline weeds | Routine maintenance next visit |
| SE | Treatment in progress | Shoreline weeds | Routine maintenance next visit |
| F | Treatment in progress | Shoreline weeds | Routine maintenance next visit |
| G2 | Treatment in progress | Shoreline weeds | Re-inspect next visit |
| G1 | Normal growth observed | Shoreline weeds | Routine maintenance next visit |
| H1 | Treatment in progress | Shoreline weeds | Routine maintenance next visit |
| C | Treatment in progress | Torpedograss | Routine maintenance next visit |
| B3 | Treatment in progress | Species non-specific | Routine maintenance next visit |
| B2 | Normal growth observed | Species non-specific | Routine maintenance next visit |



Tab 8



Proposal #: 591941

Date: 8/12/2025

From: Seth Mendoza

**Landscape Enhancement Proposal for
Long Lake Reserve CDD**

Sean Craft
Rizzetta & Company, Inc.
5844 Old Pasco Rd Ste 100
Wesley Chapel, FL 33544
scraft@rizzetta.com

LOCATION OF PROPERTY

1692 Nature View Dr
Lutz, FL 33558

tree removal

| DESCRIPTION | QTY | UNIT PRICE | AMOUNT |
|---------------|-----|------------|------------|
| General Labor | 30 | \$70.00 | \$2,100.00 |
| chains | 2 | \$50.00 | \$100.00 |

19318 leonard rd house next to the fallen tree

we will remove the fallen tree and the dead tree still standing

this does not include stump grinding but if possible we will try and remove it with our machine while onsite.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

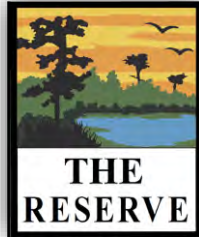
Long Lake Reserve CDD

| | |
|-----------------------|-------------------|
| Subtotal | \$2,200.00 |
| Sales Tax | \$0.00 |
| Proposal Total | \$2,200.00 |

THIS IS NOT AN INVOICE

Tab 9

September 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

Upcoming Events Update

- Sat. Sept. 13th- End of Sizzlin Summer Super Jam 12:30 pm – 4:30 pm
- Thur. Sept 25th- Dance Class 6:30 pm – 7:45 pm
- Fri. Sept. 26th- Dot Mandala Art Class 6:15 pm



Rizzetta & Company

Clubhouse Operations/Maintenance Projects:

Spectrum

- Service Call-Storm on 8.7 caused outage for internet. Restored same day

Access System-Secure Team/Safe Touch

- Service Call- Storm on 8.7 cause multiple access gates to go down with a variety of issues. Tennis gate repaired as that was already in progress, but proposal (in Agenda) was provided for other repairs.

Proposals were requested to see cost of replacing whole system and are in agenda.

Pool

- Chair Lift Cover Replaced
- Chair lift not working. Will go side to side, but not up and down. Proposal for repair requested from Cooper Pool and is in agenda.

Tennis Courts

- Tattered windscreens taken down and opposite side windscreens moved over to fill in.
- Gate Latch repaired

FHP

- Communication with FHP started to get onsite schedule started in October.

Pressure Washing

- Proposals requested for pressure washing of boardwalk with option of also doing the concrete pathways. Proposals in agenda.



Rizzetta & Company

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

Vendor That Made a Site Visit or Performed a Service

- Home Team – Regular services
- Jeremy, Jayman Enterprises – Ceiling Light Replacements
- Office Pride – Regular services
- Yellowstone – Regular services & Irrigation Check up
- Solitude – Regular Services
- Cooper Pools – Regular services & Replaced Pump Valve
- SecureTeam/SafeTouch – Access Gate repair (Tennis Gate)
- PC Consultants- Computer/Printer fix

Equipment/Playground/Dock Safety Checks

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

September Meetings

- HOA ACC Meeting – Sept. 3rd -6:30pm
- CDD Meeting – Sept. 8th – 9:00 am
- HOA Board Meeting – Sept. 16th – 6:00 pm

Facilities Upcoming Rentals (Private Event)

- Sept. 6th – Gray Birthday Party (Multi-Purpose room)
- Sept. 7th – Messina Birthday Party (Pool)
- Sept. 14th – Flair Birthday Party (Park)
- Sept. 20th – Shinnars Birthday Party (Mutlti-Purpose room)
- Sept. 22nd – Torres Business Meeting (Multi-Purpose room)
- Sept. 28th – Wagner Bridal Shower (Multi Purpose room)



Rizzetta & Company

Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:**
October 13th,
2025 @
9:00am

District Manager's Report

September 8th

2025

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FINANCIAL SUMMARY

7/31/2025

General Fund Cash & Investment
Balance:

\$520,311

Reserve Fund Cash & Investment
Balance:

\$135,408

Debt Service Fund Investment
Balance:

\$371,334

**Total Cash and Investment
Balances:**

\$1,027,053

General Fund Expense Variance: \$34,941

Under Budget

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, August 11, 2025, at 6:00 p.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 |
| Stephanie Greenfield | Board Supervisor, Assistant Secretary |
| Denise Crowder | Board Supervisor, Assistant Secretary |
| Mark Barnum | Board Supervisor, Assistant Secretary (via call) |

Also present were:

| | |
|--------------|-----------------------------------------------------------|
| Sean Craft | District Manager, Rizzetta & Co. |
| Scott Steady | District Counsel, Burr Forman, P.A. (via call) |
| Gregg Gruhl | Clubhouse Manager, Rizzetta & Co. |
| Seth Mendoza | Representative, Yellowstone Landscaping (via call) |

| | |
|----------|---------|
| Audience | Present |
|----------|---------|

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 comments from the audience.

THIRD ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2025-2026 Final Budget**

Mr. Craft presented the fiscal year 2025-2026 final budget to the Board.

On a Motion by Ms. Crowder, seconded by Ms. Schwartz, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2025-2026 Final Budget, for the Long Lake Reserve Community Development District.

There were several comments from the audience regarding the proposed assessment increase for the fiscal year 2025-2026. The Board informed the audience that the proposed assessment increase was largely attributable to the addition of Florida Highway Patrol services to be added as a new line item to the budget.

On a Motion by Ms. Greenfield, seconded by Ms. Crowder, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2025-2026 Final Budget, for the Long Lake Reserve Community Development District.

i. Consideration of Resolution 2025-06; Adopting Fiscal Year 2025-2026 Final Budget

On a Motion by Ms. Greenfield, seconded by Ms. Crowder, with all in favor, the Board of Supervisors approved Resolution 2025-06; Adopting the fiscal year 2025-2026 Final Budget, for the Long Lake Reserve Community Development District.

FOURTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2025-2026 Assessments**

On a Motion by Ms. Schwartz, seconded by Ms. Greenfield, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2025-2026 Assessments, for the Long Lake Reserve Community Development District.

There were no comments.

On a Motion by Ms. Greenfield, seconded by Ms. Crowder, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2025-2026 Assessments, for the Long Lake Reserve Community Development District.

i. Consideration of Resolution 2025-07; Levying O & M Assessments for Fiscal Year 2025-2026

On a Motion by Ms. Schwartz, seconded by Ms. Greenfield, with all in favor, the Board of Supervisors approved Resolution 2025-07; Levying O & M Assessments for fiscal year 2025-2026, for the Long Lake Reserve Community Development District.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-08
Setting the Meeting Schedule for Fiscal
Year 2025-2026**

On a Motion by Ms. Schwartz, seconded by Ms. Greenfield, with all in favor, the Board of Supervisors approved Resolution 2025-08; Setting the Meeting Schedule for fiscal year 2025-2026, for the Long Lake Reserve Community Development District.

SIXTH ORDER OF BUSINESS**Consideration of 2024-2025 Goals &
Objectives Report**

On a Motion by Ms. Schwartz, seconded by Ms. Greenfield, with all in favor, the Board of Supervisors approved the Goals & Objectives Report for Fiscal Year 2024-2025, for the Long Lake Reserve Community Development District.

SEVENTH ORDER OF BUSINESS**Consideration of Request for FHP Off
Duty Patrols**

The Board approved a motion to move forward with the services of the FHP off-duty patrols and appointed Supervisor Greenfield to serve as a liaison and work with the Clubhouse Manager to coordinate scheduling with a planned start date of October 1st, 2025.

On a Motion by Ms. Schwartz, seconded by Ms. Greenfield, with all in favor, the Board of Supervisors approved the request for FHP Off Duty Patrols as stated above, for the Long Lake Reserve Community Development District.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Nothing to report.

B. District Engineer

Nothing to report.

C. Presentation of Aquatic Service Report

The Board reviewed the aquatic report.

D. Landscape Report

The Board reviewed the report and requested a proposal to remove a fallen tree located near 19318 Leonard Road.

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

The Board reviewed the report and tabled a proposal to restore or replace the pool furniture until the November 2025 agenda. Additionally, the Board directed the Clubhouse Manager on the following items:

- To purchase a new pool chair cover from Amazon at a price of approximately \$100.00.
- To relocate the existing wind screens on the tennis courts to extend their lifespan.
- To have the dock area behind the clubhouse pressure washed.

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 September 8th, 2025, at 9:00 a.m. at the Long Lake Amenity Center.

ii. Presentation of 2nd Quarter Website Compliance Report

Mr. Craft also reviewed the 2nd Quarter Website Compliance Audit Report with the Board stating that the report showed no negative findings.

NINTH ORDER OF BUSINESS**Consideration of Minutes of the Board
of Supervisors Meeting held on
July 14, 2025**

On a Motion by Ms. Schwartz, seconded by Ms. Crowder, with all in favor, the Board of Supervisors approved the July 14th, 2025, Meeting Minutes, as presented, for the Long Lake Reserve Community Development District.

TENTH ORDER OF BUSINESS**Consideration of Operation and
Maintenance Expenditures
For June 2025**

On a Motion by Ms. Schwartz, seconded by Ms. Greenfield, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June 2025 (\$48,799.38), for the Long Lake Reserve Community Development District.

ELEVENTH ORDER OF BUSINESS**Supervisor Requests**

There were no supervisor requests.

TWELFTH 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. Greenfield, seconded by Ms. Crowder, with all in favor, the Board of Supervisors adjourned the meeting at 6:47 p.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 July 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$44,202.78**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

| <u>Vendor Name</u> | <u>Check No</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|----------------------------------------------|-----------------|-----------------------------|----------------------------------------------------|-----------------------|
| Burr & Forman, LLP | 300136 | 1577484 | General Legal Services 06/25 | \$875.00 |
| Charter Communications | 20250707 | 1301951061525 | 19617 Breynia Drive 06/25 | \$267.68 |
| Coastal Waste & Recycling, Inc. | 300137 | 06/25 ACH SW0001035714 | Monthly Waste & Recycle 07/25 | \$4,404.44 |
| Cooper Pools Inc. | 300138 | 2025-876 | Monthly Commercial Pool Service 07/25 | \$1,700.00 |
| Cooper Pools Inc. | 300138 | 2025-905 | Main Drain Replacements & Commercial Repairs 07/25 | \$3,075.00 |
| Cooper Pools Inc. | 300138 | 2025-947 | Black Algae Treatment / Removal 07/25 | \$760.00 |
| Cooper Pools Inc. | 300138 | 2025-951 | Serice Call - Pool repair 07/25 | \$650.00 |
| DCSI, Inc. | 300150 | 33866 | Cloud Cover Music Server Subscription 07/25 | \$24.99 |
| Denise C Crowder | 300139 | DC071425 | Board of Supervisors Meeting 07/14/25 | \$200.00 |
| Duke Energy | 20250730 | 9100 8628 5638 | 000 Henley Road 06/25 | \$3,557.59 |
| Duke Energy | 20250728-1 | 06/25 ACH 9100 8628 5034 | 19932 Leonard Rd 06/25 | \$30.80 |
| Duke Energy | 20250728-2 | 06/25 ACH 9100 8628 5448 | 19617 Breynia Dr - Morsani Amenity 06/25 | \$906.85 |
| Duke Energy | 20250728-3 | 06/25 ACH 9100 8628 4637 | 19245 Breynia Dr 06/25 | \$30.80 |
| Florida Department of Health in Pasco County | 300133 | 06/25 ACH 51-BID-7815828 | Swimming Pools Public Pool > 25000 Gallons 06/25 | \$280.00 |

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

| <u>Vendor Name</u> | <u>Check No</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-------------------------------|-----------------|-----------------------|---------------------------------------------------------------------|-----------------------|
| Florida Department of Revenue | 20250718 | 61-8018624517-5 | Sales Tax 06/25 | \$6.54 |
| Gabrielle B Roberts | 300140 | 06/25 ACH GR071425 | Board of Supervisors Meeting 07/14/25 | \$200.00 |
| Jayman Enterprises, LLC | 300141 | 4069 | Dog Station Maintenance 06/25 | \$200.00 |
| Jayman Enterprises, LLC | 300141 | 4101 | Repair - Women's Restroom 07/25 | \$475.00 |
| Jayman Enterprises, LLC | 300141 | 4103 | Dock Gate Repair 07/25 | \$250.00 |
| Mark Barnum | 300142 | MB071425 | Board of Supervisors Meeting 07/14/25 | \$200.00 |
| Office Pride | 300143 | Inv-268512 | Janitorial Services 07/25 | \$1,316.62 |
| Office Pride | 300143 | Inv-271950 | Janitorial Services 07/25 | \$64.96 |
| Pasco County Utilities | 20250723-1 | 22632433 06/25 ACH | 19244 Breynia Irrigation Drive 06/25 | \$390.47 |
| Pasco County Utilities | 20250723-2 | 22632611 06/25 ACH | 19617 Breynia Drive 06/25 | \$238.95 |
| Pasco County Utilities | 20250723-3 | 22632899 06/25 ACH | 19932 Leonard Road 06/25 | \$843.09 |
| Rizzetta & Company, Inc. | 300131 | INV0000100583 | Amenity Management & Oversight and Personnel Reimbursement 07/25 | \$3,611.80 |
| Rizzetta & Company, Inc. | 300132 | INV0000100453 | District Management Fees 07/25 | \$5,028.76 |
| Rizzetta & Company, Inc. | 300134 | INV0000100656 | Mass Mailing - Budget Notices 07/25 | \$542.16 |

Long Lake Reserve Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

| <u>Vendor Name</u> | <u>Check No</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--------------------------------------|-----------------|-----------------------|---------------------------------------|----------------------------|
| Rizzetta & Company, Inc. | 300135 | INV0000100699 | Personnel Reimbursement 07/25 | \$2,715.78 |
| SafeTouch, LLC | 300144 | 17014070825 | Service Call 07/25 | \$175.00 |
| SafeTouch, LLC | 300148 | 17045072225 | Service Call 07/25 | \$175.00 |
| Sara Schwartz | 300145 | SS071425 | Board of Supervisors Meeting 07/14/25 | \$200.00 |
| Solitude Lake Management, LLC | 300146 | PSI186002 | Monthly Billing 07/25 | \$1,912.00 |
| Stantec Consulting Services, Inc. | 300147 | 2420802 | Engineering Services 06/25 | \$1,787.75 |
| The Observer Group, Inc. | 300149 | 25-01459P | Legal Advertising 07/25 | \$250.25 |
| The Observer Group, Inc. | 300149 | 25-01537P | Legal Advertising 07/25 | \$78.75 |
| Yellowstone Landscape | 20250725 | 938446 | Monthly Landscape Maintenance 07/25 | <u>\$6,776.75</u> |
| Total Report | | | | <u>\$ 44,202.78</u> |



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

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

18 Jul 2025
Invoice # 1577484
Bill Atty: S. Steady
As of 06/30/25

0030779 LONG LAKE RESERVE CDD
0000001 General Government

BILL SUMMARY THROUGH JUNE 30, 2025

Professional Services \$875.00

TOTAL DUE THIS BILL

RECEIVED
07/18/25

\$875.00

WIRING INSTRUCTIONS:

**Burr & Forman LLP Operating Account Wiring Instructions
Fees and Expenses Only**

Account Name:

Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

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

18 Jul 2025
Invoice # 1577484
Page 2

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

18 Jul 2025
Invoice # 1577484
Bill Atty: S. Steady
As of 06/30/25

EMPLOYER I.D. #63-0322727

0030779 LONG LAKE RESERVE CDD
0000001 General Government

| Date | Description | Tkpr | Hours | Value |
|----------------------------------|----------------------------------------------------------------|------|-------|------------------------|
| 06/09/25 | Email letter to Horner to Sean; attend Board meeting. | SIS | 1.50 | \$525.00 |
| 06/16/25 | Draft assessment notice to publish and mail; email to Senitee. | SIS | 1.00 | \$350.00 |
| Total Services | | | 2.50 | \$875.00 |
| Total Services and Disbursements | | | | <u>\$875.00</u> |
| TOTAL NOW DUE | | | | <u><u>\$875.00</u></u> |

SUMMARY OF SERVICES

| Name | Rate | Hours | Amount |
|-----------------|----------|-------|----------|
| Scott I. Steady | \$350.00 | 2.50 | \$875.00 |
| TOTALS | | 2.50 | \$875.00 |



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SA4PF07N

BAP-2502-MOB



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 15 07162025 NNNNNNNN 01 993674

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

833713001130195100267682

Account Number:
Security Code:

LONG LAKE RESERVE CDD
8337 13 001 1301951



Contact Us

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8633 2390 DY RP 15 07162025 NNNNNNNN 01 993674



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The Terms and Conditions of Service contain a binding arbitration provision to which all customers are subject, applies to all services. These terms can be found online at spectrum.com/policies/terms-of-service.

SPECTRUM RATES, CHANNEL LINE-UPS & ADDITIONAL INFORMATION

Pricing available in your area can be found at spectrum.com/ratecard and channel line-ups at spectrum.net/channel for residential and spectrum business channel lineup for business customers. For questions about this notice or to receive a paper copy of the rate card or channel lineup, call Spectrum Customer Service at 1-855-757-7328 for residential or 1-800-314-7195 for business (– In Hawaii, call 1-808-582-6100 for residential and 1-808-582-6284 for business). More detailed information, about the services, including Spectrum's Terms and Conditions of Service and notice procedures, are available upon request or by visiting spectrum.com/policies/terms-of-service. Customers may also contact Spectrum Customer Service by telephone at the numbers listed above, online "Chat With Us" service or visit a customer service center. User guides, help videos, troubleshooting steps, and FAQ's for Spectrum's products and services are available at spectrum.net/support or spectrumbusiness.net/support.

SPECTRUM TV® PRODUCTS & SERVICES

Spectrum TV provides a variety of products, services, and programming to residential and business customers. Products, services, and pricing described in this notice are subject to change and may not be available in all Spectrum areas or to all business customers; and some of the policies, procedures, and services described herein are not applicable in every area. Spectrum TV offers basic service which includes off-air broadcast stations (for example, ABC, NBC, etc.) and may include public, educational and government access channels. Such programming varies on a community-by-community basis. Where available, Spectrum TV may include: digital programming packages and tiers, HD programming, movies, sports programming, news, premium channels, integrated guide, interactive services, On Demand and Pay-Per-View choices, DVR service, and the Spectrum TV App. Information about Spectrum's video products and services can be found at spectrum.tv/plans-shop cable tv plans & packages.

SPECTRUM INSTALLATION & SERVICE MAINTENANCE POLICIES

Requests for Spectrum TV services may be made via the Internet at spectrum.com for residential and spectrum.com/business/tv for business, by telephone, or at a customer service center. Installation and service call appointments are scheduled in advance. Customers will be offered a standard installation appointment within 7 business days; this may differ based on the service being requested. Up to four-hour windows are available for installation and service call appointments. If Spectrum cannot meet a scheduled commitment, Spectrum will attempt to notify the customer and reschedule the appointment for a convenient time. Someone over eighteen (18) years of age with a government-issued picture ID must be present during any installation or repair. Spectrum requires its technicians to display identification during

visits to a customer's service location. Upon customer request, Spectrum can relocate Spectrum equipment within the customer's home at a mutually agreed upon time and the customer may incur a charge. Spectrum also offers customers the option of Self-Installation, which includes a self-install kit with step-by-step instructions. For more information visit spectrum.net/page/self-installation-help for residential and spectrumbusiness.net/self-installation-help for business customers. Customer service is available 24 hours a day, 7 days a week. Telephone calls, including requests for installation and service calls, are periodically monitored and/or recorded for quality assurance purposes. If a customer has a technical problem that arises from Spectrum's distribution system, there will be no charge for the service call. In all other cases, including without limitation, where the problem arises from customer equipment or premises, a third-party, and/or unauthorized tampering with or abuse of the cable wiring or Spectrum's equipment, a service charge may be assessed.

HOW TO USE SPECTRUM TV SERVICES

Customers can access Spectrum TV using Spectrum-issued receivers, and other compatible devices. For a list of devices compatible with the Spectrum TV App, visit spectrum.com/cable-tv/spectrum-tv-app. Customers may receive Spectrum Receiver(s) and remote(s), as well as instructions and guidance on how to access the video services. For more information visit spectrum.net/support/category/tv for residential and spectrumbusiness.net/support/category/tv for business customers. For customer account information and other features available, visit spectrum.net for residential and spectrumbusiness.net for business customers.

REMOTE CONTROLS: The Spectrum-issued remote control works with the Spectrum Receiver and can be programmed to control the TV and other devices. Visit spectrum.net/remotes for residential and spectrumbusiness.net/remotes for business customers and [xumo remote narrated guide | spectrum support](#) (residential only) for a complete list of remote controls and instructions.

ADDITIONAL EQUIPMENT: For more information about CableCARDs, visit spectrum.net/support/tv/about-cablecards for residential and spectrumbusiness.net/support/tv/cablecard-information for business customers.

PARENTAL CONTROLS: A parental control feature is available to prevent children from watching certain programming based on the customer's preference. For more information, visit spectrum.net/support/internet/about-parental-controls for residential and www.spectrumbusiness.net/support/internet/about-parental-controls for business customers.

ACCESSIBILITY FEATURES: For customers who are deaf or hard of hearing, Spectrum supports certain capabilities, such as: pass-through of closed captioning, Caller ID on TV, hearing aid compatible mobile devices, Text Telephone Relay (TTY) and Telecommunications Relay Service (TRS). For customers who are blind or low vision, Spectrum offers braille and large print billing material and support documentation, as well as large-button remotes for Spectrum Guide. Audio description, guide narration, and other accessibility features are supported on Spectrum Guide, Xumo (for residential only), and the Spectrum TV Application. The availability of certain accessibility features may vary depending upon your service area. Spectrum's web and mobile applications are screen-reader friendly for customers who use Text-To-Speech (TTS) programs. The Spectrum Access application offers additional accessibility features and is available to Spectrum customers. In-store and mobile customer support representatives are guided on how to assist customers with the accessibility features of their mobile devices. For more information about specialized customer support regarding the

July 15, 2025
Invoice Number: 1301951071525
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 07/15/25 through 08/14/25
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 08/02/25</i> | |
| Total Due by Auto Pay | \$267.68 |

RECEIVED
07/16/25**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 DY RP 15 07162025 NNNNNNNN 01 993674

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

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.

Channel Lineup and Rate Card: To obtain the current channel lineup available in your area, please go to business.spectrum.com/channel-lineup or contact us at **1-800-314-7195** to request a paper copy be mailed to you.

Telecommunications Relay Service (TRS).

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial **711** to be connected to a TRS Center.

IMPORTANT BILLING UPDATE. Your current Promotional Discount is about to expire. As a valued customer, we are pleased to provide you with a new Promotional Discount off of our standard rates. The new Promotional Discount will be effective with your next statement.

July 15, 2025

LONG LAKE RESERVE CDD

Invoice Number: 1301951071525
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: 1301951071525
 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**

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Charge Details

| | | |
|--------------------------|-------|---------------|
| Previous Balance | | 267.68 |
| EFT Payment | 07/02 | -267.68 |
| Remaining Balance | | \$0.00 |

Payments received after 07/15/25 will appear on your next bill.

Service from 07/15/25 through 08/14/25

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 |
|----------------------|---------|

Your promotional price will expire on 08/14/25

| | |
|--|-----------------|
| | \$139.99 |
|--|-----------------|

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 |
|----------------------|--------|

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: 1301951071525
Account Number: 8337 13 001 1301951
Security Code:

Contact Us

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

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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 \$2.93, 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.





Account Number: **LONG LAKE RESERVE CDD**
 8337 13 001 1301951
 Security Code:

Contact Us

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

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accessibility of Spectrum's products and services, including installation, dial: 844-762-1301 or visit: [spectrum's accessible products and service options](#). This page can also be accessed by visiting [spectrum.com](#), scrolling to the bottom, and selecting "Accessibility" from the available hyperlink options. Further information regarding Spectrum's accessibility and Disability Support is available at [spectrum.net/page/accessibility](#).

BILLING PROCEDURES

PAYMENT OF CHARGES: Customers will be billed monthly, for services to be received and in arrears for actual charges incurred for Pay-Per-View, On Demand, per event programming where such charges are based on actual usage, plus pro-rata charges, if any, for periods not previously billed. Bills might not be issued for accounts with a zero balance. Billing may commence on or after the earlier to occur of (a) the activation of any service or device, (b) confirmed delivery of service equipment, (c) 8 days after customer pickup or shipment by Spectrum of devices or equipment. Customer shall pay all monthly charges and all applicable fees and taxes by the due date as listed on the Spectrum monthly bill(s), which may be sent by multiple, separate invoices and/or exclusively by online presentation depending on respective service subscription. Payment methods, including credit card, debit cards and bank account will be stored for future use by the customer. It is the customer's obligation to review bills as presented. For a full description of all billing terms and conditions that apply to the Spectrum services, visit [spectrum.com/policies/terms-of-service](#). Additional fees may apply if a Spectrum Customer Service Representative's assistance is needed to process the transaction.

SPECTRUM 30-DAY SERVICE GUARANTEE: New Spectrum TV customers (those who have not been Spectrum customers within the prior 90 days) may qualify for a refund/credit if not fully satisfied with the service. Current customers adding a new level of subscription service qualify to receive a refund/credit only on those newly added services not subscribed to within the previous 90 days. Such refund is valid for Spectrum TV customers who pay for their first month of new or upgraded monthly recurring subscription services. Pay-Per-View and other non-recurring subscription purchases are not refundable nor are any related installation fees that may apply. Spectrum TV customers are limited to one refund or credit per household for a maximum of 30 days of service. For additional restrictions, visit [spectrum.com/policies/guarantee-new](#).

For information about the 30-Day Service Guarantee for business customers, please visit [spectrum business 30 day money-back guarantee](#).

Separately, for information concerning purchased equipment returns, visit [spectrum.com/policies/terms-of-service/returnpolicy](#) for residential and spectrum business equipment / spectrum business support for business customers.

SERVICE BUNDLE DISCOUNTS: Spectrum reserves the right to offer, and customer may elect to subscribe to, a combination of Spectrum services for which a bundle discount applies ("Bundled Services"). In the event the customer terminates any service component of such Bundled Services or Spectrum terminates such service component based on customer's failure to comply with the terms of service, Spectrum reserves the right to revert the pricing of the remaining service(s) to the applicable undiscounted price for such service(s).

MONTHLY SUBSCRIPTION SERVICES: Subject to restrictions under applicable law, if any, and without abrogating the "Spectrum Residential Customer Guarantee" and "Spectrum Business Customer Guarantee", customer shall be responsible for the full monthly charge (without pro-ration) for those services that are offered on a monthly subscription basis to which the customer has subscribed, regardless of customer's termination of such monthly service prior to the conclusion of the respective subscription month.

CORRESPONDENCE: Do not mail written correspondence with your bill statement. Contact Spectrum Customer Service with any additional needs.

LATE FEE: Customers can avoid incurring late fees by paying their monthly bill in a timely manner that ensures Spectrum receives payment by the due date. If a customer's account is past due, the customer may be charged an applicable late

fee in addition to the past due balance. If the customer's account remains unpaid, the service(s) may be suspended or disconnected.

PAYMENTS (ONLINE AND BY PHONE): The payment functionality on Spectrum's website and payment by phone service is provided for the exclusive personal use of Spectrum customers. No payment processor may use this website to affect a payment in the name of a customer without authorization in writing from Spectrum. Any attempt to do so will be considered an unauthorized interference with the intended operation of the website or phone systems and may result in Spectrum's failure to process or accept such payment.

BILLING DISPUTES: Customers must notify Spectrum of disputed items within sixty (60) days after the due date on a customer billing statement, or longer as required by applicable law. Failure to pay charges billed (including checks returned for insufficient funds) may result in discontinuance of service, the removal of all Spectrum equipment, and/or imposition of a late payment or service charge. If the customer has more than one account (residential and/or business) served by Spectrum, all Spectrum-provided services at all locations may be subject to suspension or discontinuance of service in the event any one account remains unpaid, and Spectrum may apply any funds received from the customer first to such delinquent account(s). Should the customer wish to resume a service after any suspension, the customer may be subject to a reconnection fee. Should the customer wish to resume a service after termination of service, Spectrum may charge an installation fee and/or service activation fee. These fees are in addition to all past due charges and other fees. In the event collection activities are required, an additional collection charge may be imposed.

DISRUPTION OF SERVICE: Spectrum endeavors to respond and resolve customer service outages within 24 hours of the outage being reported. Unless otherwise required under applicable law, credits are not available for disruptions of service that are beyond Spectrum's reasonable control, not reasonably foreseeable by Spectrum or in any way caused by the customer. Spectrum will otherwise provide the customer with the proportionate credit for qualifying outages that last for 2 or more consecutive hours, after such interruption is reported to us and the customer has requested a credit within 60 days after the conclusion of such service outage. Such credit shall not exceed the customer's monthly recurring charges for service at the time of the service outage and shall exclude all one-time, nonrecurring, and per view/use charges, as well as governmental, franchise, regulatory, or other similar required or permissible fees, surcharges, or taxes. In no event shall Spectrum be liable for any failure or interruption of program transmissions or service resulting in part or entirely from circumstances beyond Spectrum's reasonable control (e.g., actions by programmers). Except where specifically prohibited by law, the outage credit set forth herein shall be your sole and exclusive remedy for an interruption of service. State specific service outage credit policies are outlined below:

- **Connecticut:** If a customer experiences a video service outage of more than 24 consecutive hours in order to receive a credit for such outage, the customer must notify Spectrum of such outage. Spectrum will provide a proportionate credit, provided such service interruption is not caused by the customer.
- **Maine:** If a video service outage occurs for 6 or more consecutive hours in a 30-day period, Spectrum will, upon request, provide a customer with a pro rata credit or rebate.
- **Massachusetts:** If a video service outage occurs for more than 24 consecutive hours and Spectrum is aware of such outage, Spectrum will provide a proportionate credit, provided such interruption is not caused by the customer.
- **New Jersey:** If a video service outage or other loss of service occurs for 6 or more consecutive hours, Spectrum will provide a credit in one-day increments to eligible customers who request a credit from Spectrum, or notify the New Jersey Office of Cable Television and Telecommunications, within thirty (30) days of such outage or loss of service, except when restoration of video service within 6 hours is outside of Spectrum's control and Spectrum restores video service within 6 hours once restoration of video service is within its control.



Account Number: **LONG LAKE RESERVE CDD**
 8337 13 001 1301951
 Security Code:

Contact Us

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

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• New York: If a video service outage occurs affecting more than 100 customers for less than 24 hours, Spectrum will provide a credit equal to one day of Spectrum video service charges to eligible customers who request a credit. If a video service outage was in part caused by loss of commercial power, the credit period will begin 24 hours after restoration of commercial power.

• Vermont: If a video service outage occurs for 24 or more consecutive hours and Spectrum is aware of such outage at the time of such outage, Spectrum will provide an appropriate rate credit, calculated consistently with state law.

• West Virginia: If video service is interrupted for more than 24 consecutive hours, upon request Spectrum will provide a credit or refund representing the proportionate share of such service not received in the billing period, provided such interruption is not caused by the customer.

TERMINATION OF SERVICE/DISCONNECTED ACCOUNT: A customer may terminate service at a Spectrum office in person, by written notice, by telephone, or as otherwise required under applicable law. Refunds or credits, if necessary, will be issued after the return of any Spectrum-owned equipment. Spectrum reserves the right to terminate the customer's service based on delinquent status or any misuse of service. Spectrum will make reasonable efforts, which may include but not limited to written notices, phone calls, text messages, e-mails, Internet or browser messages, home visits, etc., to contact the customer about a pending suspension or disconnection resulting from an unpaid balance. In the event that the customer's account has been disconnected for nonpayment, the customer may be liable for all reconnect and/or installation fees, past due balance(s), and the first month of reconnected service in advance, in addition to any other applicable charges. If the account remains unpaid, it may be forwarded to a third-party party collection agency for collections, and the customer's credit report may be negatively impacted. Upon termination, Spectrum may charge additional fees on any unpaid balance and reserves any and all other rights it has under the terms and conditions of the customer's service agreement with Spectrum and otherwise under applicable law with respect to billing for service and unreturned equipment. Further, the customer understands and agrees that Spectrum reserves the right to charge customer's payment method on file at termination of service in the amount of ongoing rental fees, any outstanding balance, and/or any unreturned equipment charges, in accordance with applicable law.

COMPLAINT PROCEDURES

Should a customer have any complaint regarding quality of service, equipment malfunctions, or similar matters, first contact Spectrum Customer Service (available 24 hours a day) at 1-855-757-7328 for residential customers and 1-800-314-7195 for business customers (in Hawaii, call 1-808-582-6100 for residential and 1-808-582-6284 for business). If a complaint remains unresolved, the customer may elect to mail a complaint to **Spectrum, Attention: Customer Complaint, 2 Digital Place, 4th floor, Simpsonville, SC 29681** or, where applicable, consult the franchise authority or contact the state agencies listed below. States listed below also provide contact information.

• Connecticut: In the event an issue is not resolved with Spectrum's Customer Care Representatives, customer care representatives, customers may request a confidential, nonbinding mediation with Spectrum and a designated member of the Public Utilities Regulatory Authority, who shall serve as the mediator. If the mediation is unsuccessful, the customer may file a complaint at <http://www.state.ct.us/PURACAU.NSF/RevWebIntake?OpenFormdpuc.state.ct.us/> and/or contact the Authority at 1-800-382-4586 (toll free within CT), 1-860-827-2622 (outside CT).

• Hawaii: Customers may request assistance from the Hawaii Department of Commerce and Consumer Affairs, Cable Television Division by mail at P.O. Box 541, Honolulu, Hawaii 96809, by email at cabletv@dcca.hawaii.gov, or by phone at 1-808-586-2620 (Oahu), 1-808-974-4000 ext. 62620 (Hawaii), 1-808-984-2400 ext. 62620 (Maui), or 1-808-274-3141 ext. 62620 (Kauai).

• Maine: Customers may communicate their views and complaints to the Attorney General or the municipality identified on the monthly statement. The Department of the Attorney General has responsibility to investigate and resolve customer complaints or complaints raised by the municipality under 30-A MRSA §3008 concerning matters other than program choices and rates. The Dept. of Attorney

General, Consumer Protection Division may be contacted at 1-207-626-8800; Office of the Maine AG: Contact the Consumer Protection Division; or in writing at 6 State House Station, Augusta, ME 04330.

• Massachusetts: Customers who are unsatisfied with the handling of a cable services complaint may contact Consumer Division of the Department of Telecommunications and Cable (DTC) toll free at 1-800-392-6066 or may write to that Dept. at One Federal Street, Suite 0740, Boston MA 02110-2012.

• Michigan: Customers may request assistance from the Michigan Public Service Commission at 1-800-292-9555 or at michigan.gov/mpsc.

• New Hampshire: Customers may request assistance from the Consumer Protection & Antitrust Bureau, Office of the Attorney General, 1 Granite Place South, Concord, NH 03301; Phone: (603) 271-3643; Fax: (603) 271-2110.

• New Jersey: Customers may request assistance from the Complaint Officer for their municipality. The Complaint Office for all municipalities, except Palisades Park and Englewood is the State of New Jersey Board of Public Utilities, Office of Cable Television & Telecommunications, 44 S. Clinton Avenue, 1st Floor, Post Office Box 350, Trenton, NJ 08625. Customers may also call 1-800-624-0331. For the Borough of Palisades Park, customers may contact the Complaint Officer at 275 Broad Avenue, Palisades Park, NJ 07650. For the City of Englewood, customers may contact the City Administrator at the Englewood Municipal Building, 2-10 N. Van Brunt Street, Englewood, NJ 07631.

• New York: Customers may request assistance from the New York Department of Public Service. They may be contacted at dps.ny.gov, Phone: 1-800-342-3377, Hearing/Speech Impaired: TDD 1-800-662-1220, Fax: 518-472-8502, Mail: Office of Consumer Services, New York State Department of Public Service, Empire State Plaza, Agency Building 3, Albany, NY 12223-1350.

• North Carolina: Customers may request assistance from the Consumer Protection Division of the Attorney General's Office of the State of North Carolina at ncdoj.gov/cable.

• Vermont: Customers may request assistance from the Vermont Department of Public Service Consumer Hotline and file complaints regarding billing, service quality, PEG access programming and other concerns by calling 1-800-622-4496, sending an email to PSD.consumer@vermont.gov or writing 112 State Street, Montpelier, VT 05620-2601. Assistance is available Monday through Friday, except state holidays, between the hours of 7:45 a.m. and 4:30 p.m. TTY/TDD number is 1-800-734-8390. Feedback can be provided to The Public Utility Board by calling 1-802-828-2358 or in writing to the Board at 112 State Street, Montpelier, VT 05620-2601.

• West Virginia: In the event an issue, other than those associated with programming, channel selection or rates, is not resolved with Spectrum's Customer Care Representatives, you may contact the Public Service Commission in writing at: PSC of West Virginia, P.O. Box 812, Charleston, WV 25323. Please include the name and address of the cable operator, a clear and concise statement of the facts involved and remedy sought. A complaint form is available upon request. If the Commission cannot resolve your complaint informally, you may request a formal hearing before the Commission. You may reach the Commission by phone at 1-800-344-5113; or via the PSC website: <https://www.psc.state.wv.us>. You may also contact the FCC Cable Services Bureau, 445 12th St., S.W., Room 3-C 830, Washington, DC 20554; phone 202-418-7200; website www.fcc.gov.

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Account Number:
Security Code:

LONG LAKE RESERVE CDD
8337 13 001 1301951



Contact Us

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

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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

Invoice SW0001035714
Page Page 1 of 1
Date 07/01/2025
Customer 16950
Site 0
PO Number
Due Date 07/26/2025

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

| 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 - Jul | MONTHLY - WASTE COLLECTION (Jul 01/25 - Jul 31/25) | | \$3,747.20 | 1.00 | \$3,747.20 |
| 01 - Jul | ADMIN FEE - MONTHLY (Jul 01/25 - Jul 31/25) | | \$3.95 | 1.00 | \$3.95 |
| | Serv #002 18 GALLON COMMINGLE 320 - 0YD 320x Week | | | | |
| 01 - Jul | MONTHLY - RECYCLING COLLECTION (Jul 01/25 - Jul 31/25) | | \$563.20 | 1.00 | \$563.20 |
| 01 - Jul | CART FEE - MONTHLY (Jul 01/25 - Jul 31/25) | | \$17.32 | 1.00 | \$17.32 |
| 01 - Jul | FUEL SURCHARGE | | | | \$72.77 |

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 07/07/25

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 |

Invoice SW0001035714
Page Page 1 of 1
Date 07/01/2025
Customer 16950
Site 0
PO Number
Due Date 07/26/2025

Please return this portion with payment to:

Coastal Waste & Recycling
 PO Box 632201
 Cincinnati, OH 45263-2201
 www.coastalwasteinc.com

AMOUNT REMITTED

0025756SW0169500000SW000103571400004404446

INVOICE

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

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



Cleaning Commercial Acct:Rizzetta & Company: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.: 2025-876
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

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

Ways to pay



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07/01/25

Total \$1,700.00

View and pay

INVOICE

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

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



Cleaning Commercial Acct:Rizzetta & Company: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

Technician: Cody

Invoice no.: 2025-905
Terms: Net 30
Invoice date: 07/08/2025
Due date: 08/07/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----|----------|------------|
| 1. | | Commercial Main Drain Replacement | Commercial Main Drain Replacement - DH4157, Install New Main Drain Grate - Technician reported year of 2008 on main drain cover. | 1 | \$495.00 | \$495.00 |
| 2. | | Commercial Repairs / Installation | Technician reports 4 out of the 20 gutters are source of water loss and recommends a gutter rebond | 4 | \$600.00 | \$2,400.00 |
| 3. | | Commercial Repairs / Installation | Technician reports a leak at the equipment, leak at the equipment where stenner pump connects to return line | 1 | \$180.00 | \$180.00 |

Total \$3,075.00

Ways to pay



View and pay

RECEIVED
07/08/2025

INVOICE

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

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



Cleaning Commercial Acct:Rizzetta & Company: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

Technician: Wendy / Hunter

Invoice no.: 2025-947
Terms: Net 30
Invoice date: 07/22/2025
Due date: 08/21/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|---------------------------------|---------------------------------|-----|----------|----------|
| 1. | | Black Algae Treatment / Removal | Black Algae Treatment / Removal | 2 | \$180.00 | \$360.00 |
| 2. | | QT SILVER ALGAEDYNE | QT SILVER ALGAEDYNE | 4 | \$100.00 | \$400.00 |

Total \$760.00

Ways to pay



View and pay

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07/22/2025

INVOICE

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

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



Cleaning Commercial Acct:Rizzetta & Company: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.: 2025-951
Terms: Net 30
Invoice date: 07/22/2025
Due date: 08/21/2025

Technician: Wendy / Andrew
PO#: Vacuum Pump Motor

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|--------------------|-----------------------------|-----|----------|----------|
| 1. | | MISC PRODUCTS | 1HP Motor with installation | 1 | \$650.00 | \$650.00 |

Ways to pay



RECEIVED
07/22/25

Total \$650.00

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 |
|-----------|------------|-----------|------------|--------|----------|
| 33866 | 07/23/2025 | \$24.99 | 08/07/2025 | Net 15 | |

P.O. NUMBER

Install Date: 6/23/25

SALES REP

DC

ACCT#/LOT/BLK

Clubhouse Audio

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------|--------|
| | 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 | |

\$24.99
RECEIVED
07/25/2025

Long Lake Reserve CDD
Meeting Date: July 14, 2025

SUPERVISOR PAY REQUEST

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

GR 071425
SS 071425
DC 071425
MB 071425

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

RECEIVED
07/14/25

EXTENDED MEETING TIMECARD

| | |
|---------------------|------|
| Meeting Start Time: | 9:00 |
| Meeting End Time: | 9:32 |
| Total Meeting Time: | 0:32 |

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

| | |
|--------------------------|--------|
| Total at \$175 per Hour: | \$0.00 |
|--------------------------|--------|

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: Jean Goff



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

LONG LAKE RESERVE COMMUNITY
DEVELOPMENTDISTRICT
000 HENLEY RD
LITE MORSANI PH1&4 SL

Bill date Jul 7, 2025

For service Jun 4 - Jul 2
29 days

Account number **9100 8628 5638**

Billing summary

| | |
|--------------------------------|-------------------|
| Previous Amount Due | \$3,557.59 |
| Payment Received Jun 27 | -3,557.59 |
| Current Lighting Charges | 3,541.74 |
| Taxes | 15.85 |
| Total Amount Due Jul 28 | \$3,557.59 |

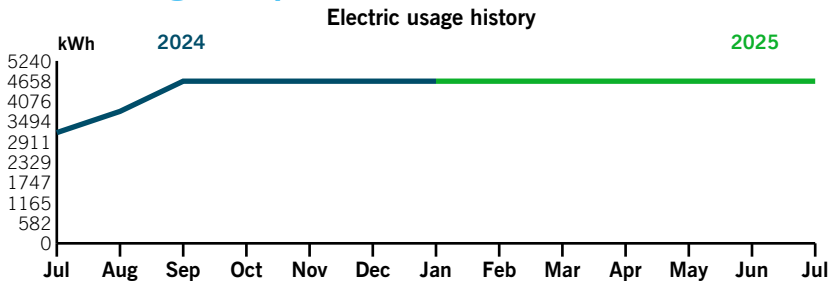


Thank you for your payment.

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.

RECEIVED
07.17.25

Your usage snapshot



Average temperature in degrees

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

| | Current Month | Jul 2024 | 12-Month Usage | Avg Monthly Usage |
|---------------------------------------------|---------------|----------|----------------|-------------------|
| Electric (kWh) | 4,658 | 3,180 | 55,029 | 4,586 |
| Avg. Daily (kWh) | 161 | 114 | 151 | |
| 12-month usage based on most recent history | | | | |

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.

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

Amount of automatic draft

\$3,557.59
by Jul 28

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 Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8628 5638

LONG LAKE RESERVE COMMUNITY DEVELOPMENTDISTRICT
LONG LAKE RESERVE COMM DEV
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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

889100862856380006600000000000000000000035575900003557596

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: Aug 4

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 Jun 04 - Jul 02 | | |
| 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 - Jun 04 25 to Jul 02 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 |

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JUL - 7 2021

BY: _____

Your Energy Bill

Page 1 of 3

Service address

LONG LAKE RESERVE COMMUNITY
DEVELOPMENTDISTRICT
19932 LEONARD RD
SIGN

Bill date Jul 3, 2025

For service Jun 3 - Jul 1
29 days

Account number 9100 8628 5034

Billing summary

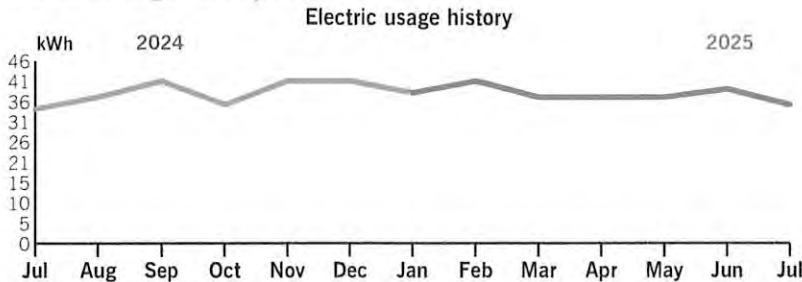
| | |
|--------------------------------|----------------|
| Previous Amount Due | \$30.80 |
| <i>Payment Received Jun 25</i> | -30.80 |
| Current Electric Charges | 30.00 |
| Taxes | 0.80 |
| Total Amount Due Jul 24 | \$30.80 |



Thank you for your payment.

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.

Your usage snapshot



Average temperature in degrees

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

| | Current Month | Jul 2024 | 12-Month Usage | Avg Monthly Usage |
|---------------------------------------------|---------------|----------|----------------|-------------------|
| Electric (kWh) | 35 | 34 | 459 | 38 |
| Avg. Daily (kWh) | 1 | 1 | 1 | |
| 12-month usage based on most recent history | | | | |

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.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

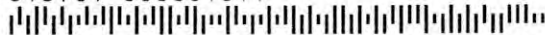
Account number
9100 8628 5034

\$30.80
by Jul 24

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**

013701 000001011



LONG LAKE RESERVE COMMUNITY DEVELOPMENTDISTRICT
LONG LAKE RESERVE COMM DEV
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



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

889100862850340006600000000000000000308000000030803

fb.def.duke.bills.20250702210328.58.afp-27401-000001011

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: Aug 1**

Please be sure we can safely access your meter. Don't worry if your digital meter flashes lights 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 3589801 | |
| Actual reading on Jul 1 | 2387 |
| Previous reading on Jun 3 | - 2352 |
| <hr/> | |
| Energy Used | 35 kWh |
| Billed kWh | 35.000 kWh |

Billing details - Electric

| | |
|------------------------------------------------|----------------|
| Billing Period - Jun 03 25 to Jul 01 25 | |
| Meter - 3589801 | |
| Customer Charge | \$17.23 |
| Energy Charge | |
| 35.000 kWh @ 12.130c | 4.24 |
| Fuel Charge | |
| 35.000 kWh @ 3.925c | 1.37 |
| Asset Securitization Charge | |
| 35.000 kWh @ 0.187c | 0.07 |
| Minimum Bill Adjustment | 7.09 |
| <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 |





duke-energy.com
877.372.8477

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JUL - 7 2025
BY:

Your Energy Bill

Page 1 of 3

Service address

LONG LAKE RESERVE COMMUNITY
DEVELOPMENTDISTRICT
19617 BREYNIA DR
*MORSANI AMENITY

Bill date Jul 3, 2025

For service Jun 3 - Jul 1
29 days

Billing summary

| | |
|--------------------------------|-----------------|
| Previous Amount Due | \$956.87 |
| Payment Received Jun 25 | -956.87 |
| Current Electric Charges | 883.41 |
| Taxes | 23.44 |
| Total Amount Due Jul 24 | \$906.85 |

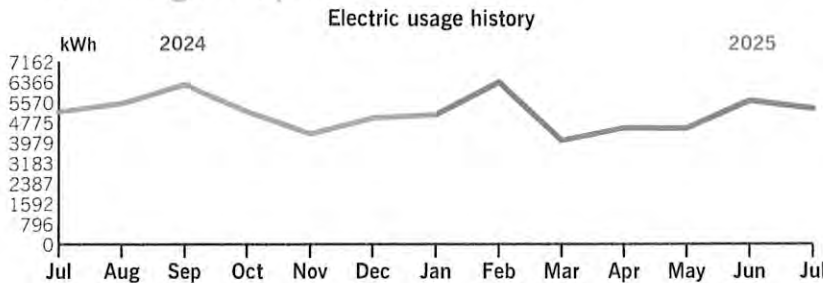
Account number **9100 8628 5448**



Thank you for your payment.

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.

Your usage snapshot



Average temperature in degrees

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

| | Current Month | Jul 2024 | 12-Month Usage | Avg Monthly Usage |
|------------------|---------------|----------|----------------|-------------------|
| Electric (kWh) | 5,333 | 5,206 | 61,860 | 5,155 |
| Avg. Daily (kWh) | 184 | 186 | 169 | |

12-month usage based on most recent history

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.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8628 5448

\$906.85
by Jul 24

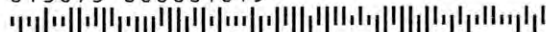
After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
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

013693 000001015



LONG LAKE RESERVE COMMUNITY DEVELOPMENTDISTRICT
LONG LAKE RESERVE COMM DEV
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

8891008628544800066000000000000000009068500000906851

fb.def.duke.bills.20250702210328.58.a.fb-27385-000001015

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: Aug 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 Jul 1 | 199431 |
| Previous reading on Jun 3 | - 194098 |
| <hr/> | |
| Energy Used | 5,333 kWh |
| Billed kWh | 5,333.000 kWh |

Billing details - Electric

Billing Period - Jun 03 25 to Jul 01 25

Meter - 1008121

| | |
|------------------------------|-----------------|
| Customer Charge | \$17.23 |
| Energy Charge | |
| 5,333.000 kWh @ 12.130c | 646.89 |
| Fuel Charge | |
| 5,333.000 kWh @ 3.925c | 209.32 |
| Asset Securitization Charge | |
| 5,333.000 kWh @ 0.187c | 9.97 |
| <hr/> | |
| Total Current Charges | \$883.41 |

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 | \$0.77 |
| Gross Receipts Tax | 22.67 |
| <hr/> | |
| Total Taxes | \$23.44 |



Your Energy Bill

Service address

LONG LAKE RESERVE COMMUNITY
DEVELOPMENTDISTRICT
19245 BREYNIA DR
SIGN MONUMENT-IRRIGATION

Bill date Jul 3, 2025

For service Jun 3 - Jul 1
29 days

BY:

Billing summary

| | |
|--------------------------------|----------------|
| Previous Amount Due | \$30.80 |
| <i>Payment Received Jun 25</i> | -30.80 |
| Current Electric Charges | 30.00 |
| Taxes | 0.80 |
| Total Amount Due Jul 24 | \$30.80 |

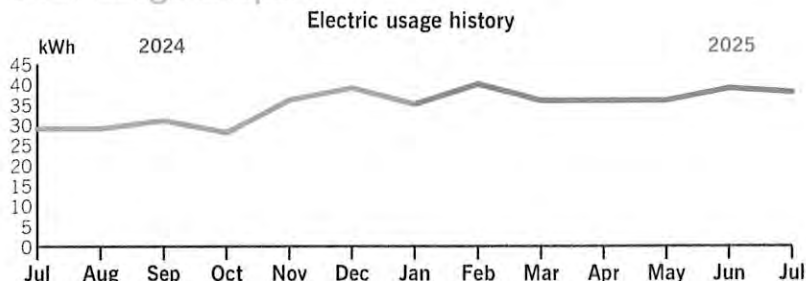
Account number 9100 8628 4637



Thank you for your payment.

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.

Your usage snapshot



Average temperature in degrees

| 84 ^a | 84 ^o | 82 ^s | 76 ^o | 72 ^o | 64 ^o | 56 ^o | 67 ^o | 68 ^o | 76 ^o | 81 ^o | 82 ^o | 82 ^o | |
|---------------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------|-----------------|-----------------|-----------------|--|
| Current Month | | | Jul 2024 | | | 12-Month Usage | | | Avg Monthly Usage | | | | |
| Electric (kWh) | | | 38 | | | 29 | | | 423 | | | 35 | |
| Avg. Daily (kWh) | | | 1 | | | 1 | | | 1 | | | | |
| 12-month usage based on most recent history | | | | | | | | | | | | | |

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.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8628 4637

\$30.80
by Jul 24

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

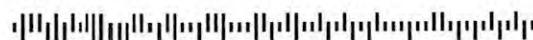
\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

Amount enclosed

013691 000001015



LONG LAKE RESERVE COMMUNITY DEVELOPMENTDISTRICT
LONG LAKE RESERVE COMM DEV
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



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

889100862846370006600000000000000000308000000030802

b.def.duke.bills.20250702210328.58.afp-27381-0000001015



duke-energy.com
877.372.8477

Account number 9100 8628 4637

Your usage snapshot - Continued

| | |
|--------------------------------------------------------|------------|
| Current electric usage for meter number 3539949 | |
| Actual reading on Jul 1 | 2301 |
| Previous reading on Jun 3 | - 2263 |
| <hr/> | |
| Energy Used | 38 kWh |
| Billed kWh | 38.000 kWh |

Billing details - Electric

| | |
|------------------------------------------------|----------------|
| Billing Period - Jun 03 25 to Jul 01 25 | |
| Meter - 3539949 | |
| Customer Charge | \$17.23 |
| Energy Charge | |
| 38.000 kWh @ 12.130c | 4.61 |
| Fuel Charge | |
| 38.000 kWh @ 3.925c | 1.49 |
| Asset Securitization Charge | |
| 38.000 kWh @ 0.187c | 0.07 |
| Minimum Bill Adjustment | 6.60 |
| <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

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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For hearing impaired TDD/TTY
711

International
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St Petersburg, FL 33733

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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
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

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.

[Business Office - Cashiering & Accounting Copy]



State of Florida
Department of Revenue

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

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: 250717514724**

DR15-EZ

Certificate Number

Collection Period

Confirm Date and Time

61-8018624517-5**06/2025****07/17/2025 12:20:41 PM ET**

Location Address

19617 BREYNIA DR
LUTZ, FL 33558-5612LONG LAKE RESERVE COMMUNITY
DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390**RECEIVED**
07/17/25

Contact Information

| | |
|-------|-----------------------|
| Name | Tracy Preston |
| Phone | (813) 933 - 5571 |
| Email | tpreston@rizzetta.com |

| | |
|-----------------------|-----------------------------------------------|
| Debit Date: | 7/18/2025 |
| Amount for Check: | \$6.54 |
| 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: | 813-933-5571 |
| Email Address: | tpreston@rizzetta.com |

1. Gross Sales
(Do not include tax) 93.46
2. Exempt Sales
(Include these in Gross Sales, Line 1) 0.00
3. Taxable Sales/Purchases
(Include Internal/Out-of-State Purchases) 93.46

| Discretionary Sales Surtax Information | | | |
|-----------------------------------------------------------------------|--------------------------------------|----|------|
| Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax | | | |
| A. | | \$ | 0.00 |
| B. | Total Discretionary Sales Surtax Due | \$ | 0.07 |

4. Total Tax Due
(Include Discretionary Sales Surtax from Line B) \$ 6.54
5. Less Lawful Deductions \$ 0.00
6. Less DOR Credit Memo \$ 0.00
7. Net Tax Due \$ 6.54
8. a. Less (-) Collection Allowance; or if Late, \$ 0.00
8. b. Plus (+) Penalty and Interest \$ 0.00
9. Amount Due With Return \$ 6.54

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

Payment you have authorized

6.54

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

| | |
|----------|-----------|
| Date | Invoice # |
| 7/1/2025 | 4069 |

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

| | | |
|----------|-------|---------|
| P.O. No. | Terms | Project |
| | | |

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

RECEIVED
06/30/25

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

| | |
|-----------|-----------|
| Date | Invoice # |
| 7/18/2025 | 4101 |

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

| | | |
|----------|-------|---------|
| P.O. No. | Terms | Project |
| | | |

| Quantity | Description | Rate | Amount |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------|
| | <p>Women's restroom constantly running. It is a diaphragm issue. The valve is not leaking currently but if the diaphragm has worn out due to hard water or age, it is most likely the other seals will soon need to be changed. I will re-build the fulsome with a new diaphragm, handle seal assembly, vacuum breaker and tailpiece O-ring. This will ensure the entire valve is back to factory spec.</p> <p>Price includes all labor and materials</p> | 475.00 | 475.00 |
| All work is complete! | | Total | \$475.00 |

RECEIVED
07/18/25

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

| | |
|-----------|-----------|
| Date | Invoice # |
| 7/18/2025 | 4103 |

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

| | | |
|----------|-------|---------|
| P.O. No. | Terms | Project |
| | | |

| Quantity | Description | Rate | Amount |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------|
| | Repair gate to the Dock by installing a L shape bracket along the top right portion of the handrail tot he dock. This will hold the gate mechanism into place and keep it from leaning in which is causing the top left gate to hit the Support post and not close properly. The bottom left corner also needs to be re-attached. Price includes all labor and materials | 250.00 | 250.00 |
| All work is complete! | | Total | \$250.00 |

RECEIVED
07/20/25

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-268512

Invoice Date: 07-01-2025

Due Date: 07/31/2025

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 | 07/31/2025 | 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 |
| <div>RECEIVED 07/01/25</div> <p>PAYMENT/CREDIT APPLIED</p> <p>AMOUNT DUE</p> <p>Reference Inv-268512 with your payment to ensure prompt and accurate application.</p> | | | \$0.00 |
| | | | \$1,316.62 |

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

| Current | 1 – 30 days overdue | 31 – 60 days overdue | 61 – 90 days overdue | 91 days overdue | Total |
|------------|------------------------|-------------------------|-------------------------|--------------------|------------|
| \$1,316.62 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,316.62 |

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-271950

Invoice Date: 07-18-2025

Due Date: 08/16/2025

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 | 08/16/2025 | 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 |
| Subtotal | | | \$64.96 |
| Sales Tax | | | \$0.00 |
| Total | | | \$64.96 |
| PAYMENT/CREDIT APPLIED | | | \$0.00 |
| AMOUNT DUE | | | \$64.96 |
| Reference Inv-271950 with your payment to ensure prompt and accurate application. | | | RECEIVED 07/18/25 |

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

| Current | 1 – 30 days overdue | 31 – 60 days overdue | 61 – 90 days overdue | 91 days overdue | Total |
|------------|------------------------|-------------------------|-------------------------|--------------------|------------|
| \$1,381.58 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,381.58 |

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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: 22632433

Billing Date: 7/2/2025

Billing Period: 5/19/2025 to 6/18/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

| 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 | 5/19/2025 | 4603 | 6/18/2025 | 4663 | 30 | 60 |

Usage History

| Water | Irrigation |
|----------------|------------|
| June 2025 | 60 |
| 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 |

Transactions

| | |
|-----------------------------------|------------------------------------|
| Previous Bill | 435.57 |
| Payment 06/20/25 | -435.57 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 | 22.0 Thousand Gals X \$9.02 198.44 |
| Total Current Transactions | 390.47 |
| TOTAL BALANCE DUE | \$390.47 |

RECEIVED
07/05/25

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 # 0991370
Customer # 01393846
Balance Forward 0.00
Current Transactions 390.47

Total Balance Due \$390.47
Due Date 7/21/2025

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

**The Total Due will be electronically
transferred on 07/21/2025.**

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



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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: **19617 BREYNIA DR**

Bill Number: 22632611

Billing Date: 7/2/2025

Billing Period: 5/19/2025 to 6/18/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

| 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 | 5/19/2025 | 1002 | 6/18/2025 | 1013 | 30 | 11 |

Usage History

| | Water |
|----------------|-------|
| June 2025 | 11 |
| 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 |

Transactions

| | |
|-----------------------------------|-----------------------------------|
| Previous Bill | 247.99 |
| Payment 06/20/25 | -247.99 CR |
| Balance Forward | 0.00 |
| Current Transactions | |
| Water | |
| Water Base Charge | 39.80 |
| Water Tier 1 | 11.0 Thousand Gals X \$2.10 23.10 |
| Sewer | |
| Sewer Base Charge | 99.71 |
| Sewer Charges | 11.0 Thousand Gals X \$6.94 76.34 |
| Total Current Transactions | 238.95 |
| TOTAL BALANCE DUE | \$238.95 |

RECEIVED
07/05/25

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 # 1002200
Customer # 01399734
Balance Forward 0.00
Current Transactions 238.95

Total Balance Due \$238.95
Due Date 7/21/2025

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

**The Total Due will be electronically
transferred on 07/21/2025.**

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 (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: **19932 LEONARD ROAD**

Bill Number: 22632899

Billing Date: 7/2/2025

Billing Period: 5/19/2025 to 6/18/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

| 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 | 5/19/2025 | 8207 | 6/18/2025 | 8334 | 30 | 127 |

Usage History

| | Water | Irrigation |
|----------------|-------|------------|
| June 2025 | | 127 |
| 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 |

Transactions

| | |
|------------------------------------------|------------|
| Previous Bill | 915.25 |
| Payment 06/20/25 | -915.25 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 52.0 Thousand Gals X \$9.02 | 469.04 |
| Total Current Transactions | 843.09 |

TOTAL BALANCE DUE \$843.09

RECEIVED
07/05/25

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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 843.09

Total Balance Due \$843.09
Due Date 7/21/2025

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

**The Total Due will be electronically
transferred on 07/21/2025.**

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

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

Invoice

| Date | Invoice # |
|----------|---------------|
| 7/3/2025 | INV0000100583 |

Bill To:

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

RECEIVED
07/03/25

| | | |
|----------------------------------|--------------|----------------------|
| Services for the month of | Terms | Client Number |
| July | Upon Receipt | 00055 |

[illegible]

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

Invoice

| Date | Invoice # |
|----------|---------------|
| 7/2/2025 | INV0000100453 |

Bill To:

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

RECEIVED
06/27/25

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| July | Upon Receipt | 00176 |

[illegible]

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

Invoice

| Date | Invoice # |
|-----------|---------------|
| 7/11/2025 | INV0000100656 |

Bill To:

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

RECEIVED
07/11/25

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| July | Upon Receipt | 00176 |

| Description | Qty | Rate | Amount |
|------------------------------|------|----------|----------|
| Mass Mailing - Budget Notice | 1.00 | \$542.16 | \$542.16 |
| | | Subtotal | \$542.16 |
| | | Total | \$542.16 |

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

Invoice

| Date | Invoice # |
|-----------|---------------|
| 7/18/2025 | INV0000100699 |

Bill To:

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

RECEIVED
07/17/25

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| July | Upon Receipt | 00055 |

| Description | Qty | Rate | Amount |
|-------------------------|------|------------|------------|
| Personnel Reimbursement | 1.00 | \$2,715.78 | \$2,715.78 |
| | | Subtotal | \$2,715.78 |
| | | Total | \$2,715.78 |



13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

Invoice

| |
|------------------------------------------------------------------------------------------------|
| Bill To |
| Long Lake Reserve CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 |

| |
|------------------------------------------------------------------------------|
| Ship To |
| Long Lake Reserve CDD Club House 19617 Breynia Drive Lutz, FL 33558 |

| Date | Invoice # | P.O. No. | Terms | Due Date |
|----------|-------------|----------|--------|----------|
| 7/8/2025 | 17014070825 | | Net 30 | 8/7/2025 |

| QTY | Description |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <p>Service Labor - 1 hour minimum</p> <p>"Job#: 14478</p> <p>Date Submitted: 07/06/25/Schedule Date: 07/10/25</p> <p>Community Name: Long Lake Reserve</p> <p>Location: Far East Gate, entry to boardwalk.</p> <p>Requested By: manager@longlakereserve.com Shawn Piccolo</p> <p>Email(s): manager@longlakereserve.com</p> <p>Phone Number: +1 (813) 515-4149</p> <p>Repair Authorization: 0</p> <p>Issue Reported: Far East gate is not securing. When locked with key it still just opens, no access card needed. Free access to Long Lake Reserve.....</p> <p>We need the gate secured somehow. If you want me to put bicycle lock on , I will.</p> <p>Work Completed: Replaced burnt connection to secure REX gate. Tested and fully operational."</p> |

RECEIVED
07/08/2025

| | | |
|-----------------------------------------------|-------------------------|----------|
| Securiteam is now part of Safetouch Security! | Subtotal | \$175.00 |
| | Sales Tax (0.0%) | \$0.00 |
| | Total | \$175.00 |
| | Payments/Credits | \$0.00 |
| | Balance Due | \$175.00 |



13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

Invoice

| |
|------------------------------------------------------------------------------------------------|
| Bill To |
| Long Lake Reserve CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 |

| |
|------------------------------------------------------------------------------|
| Ship To |
| Long Lake Reserve CDD Club House 19617 Breynia Drive Lutz, FL 33558 |

| Date | Invoice # | P.O. No. | Terms | Due Date |
|-----------|-------------|----------|--------|-----------|
| 7/23/2025 | 17045072225 | | Net 30 | 8/22/2025 |

| QTY | Description | | |
|------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------|
| 1 | <p>Service Labor - 1 hour minimum</p> <p>"Job#: 14517</p> <p>Date Submitted: 07/21/25/Schedule Date: 07/22/25</p> <p>Community Name: Long Lake Reserve CDD</p> <p>Location: N/A</p> <p>Requested By: Sean Craft</p> <p>Requested Via: Email submitted by Mitch Severson</p> <p>Email(s): crivera@rizzetta.com, manager@longlakereserve.com, saraschwartz.rllr@gmail.com, scraft@rizzetta.com</p> <p>Phone Number: N/A</p> <p>Repair Authorization: N/A</p> <p>Issue Reported: Two gates are still inoperable due to lightning/ storm the other day. I am uncertain if a work order was put in from Long Lake Reserve or not. I did a walk-through of the property today and one that was not working before lightning storm, Far East Gate (entry to boardwalk/basketball court) was repaired by Safe Touch unfortunately is not working again and the Tennis gate entry is now not working also.</p> <p>Work Completed: Reset S2 access control system. All systems fully functional after testing"</p> | | |
| <p>Securiteam is now part of Safetouch Security!</p> | | Subtotal | \$175.00 |
| | | Sales Tax (0.0%) | \$0.00 |
| | | Total | \$175.00 |
| | | Payments/Credits | \$0.00 |
| | | Balance Due | \$175.00 |

RECEIVED
07/23/2025



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: PSI186002
Invoice Date: 7/1/2025

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

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

Ship Via
Ship Date 7/1/2025
Due Date 7/31/2025
Terms Net 30

Customer ID 9879
P.O. Number
P.O. Date 7/1/2025
Our Order No.

| Item/Description | Unit | Order Qty | Quantity | Unit Price | Total Price |
|----------------------|------|-----------|----------|------------|-------------|
| Annual Maintenance | | 1 | 1 | 1,912.00 | 1,912.00 |
| July Billing | | | | | |
| 7/1/2025 - 7/31/2025 | | | | | |
| 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 | 2420802 |
| Invoice Date | July 3, 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

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)

Email Remittance: eft@stantec.com

Alternative Remit To

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

Project Long Lake Reserve CDD

Project Manager
Current Invoice Total (USD)

Stewart, Tonja L
1,787.75

| | |
|-------------------------|----------------------|
| Contract Upset | 10,327.00 |
| Contract Billed to Date | 6,558.25 |
| For Period Ending | June 27, 2025 |

Top Task 2025 2025 FY General Consulting**Professional Services**

| Billing Level | | Current Hours | Rate | Current Amount |
|---------------------------------------|-----------------------|------------------|--------|-------------------|
| Level 07 | Nurse, Vanessa M | 0.75 | 167.00 | 125.25 |
| Level 10 | Waag, R Tyson (Tyson) | 8.75 | 190.00 | 1,662.50 |
| Subtotal Professional Services | | <u>9.50</u> | | <u>1,787.75</u> |

| | | |
|---------------------------------------|----------------------------|-----------------|
| Top Task Subtotal | 2025 FY General Consulting | 1,787.75 |
| Total Fees & Disbursements | | <u>1,787.75</u> |
| INVOICE TOTAL (USD) | | 1,787.75 |

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

RECEIVED
07/11/2025

Billing Backup

| Date | Project | Task | Expnd Type | Employee/Supplier | Quantity | Bill Rate | Bill Amount | Comment | AP Ref. # |
|-------------------------|-----------|------|------------------|-----------------------|----------|-----------|-------------|----------------------------------------------------------------------------------------------------------------------------|-----------|
| 2025-06-10 | 238202113 | 2025 | Direct - Regular | NURSE, VANESSA M | 0.75 | 167.00 | 125.25 | PREPARED 2025 ANNUAL ENGINEERS REPORT | |
| 2025-05-12 | 238202113 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.50 | 190.00 | 95.00 | EMAIL CORRESPONDENCE WITH DM AND SUBMIT FIELD REPORT. | |
| 2025-05-13 | 238202113 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 1.50 | 190.00 | 285.00 | EMAIL CORRESPONDENCE WITH DM. SEND OUT RFP TO VENDORS FOR POND C MES DRAIN REPAIRS (4 VENDORS) | |
| 2025-05-19 | 238202113 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.50 | 190.00 | 95.00 | EMAIL AND CALLS WITH VENDORS REGARDING RFP FOR POND C REPAIRS. | |
| 2025-06-02 | 238202113 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.50 | 190.00 | 95.00 | PROVIDE DM WITH POND C AND POND A REPAIR PROPOSAL. CALL WITH 2ND VENDOR REGARDING PROPOSAL. | |
| 2025-06-03 | 238202113 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.25 | 190.00 | 47.50 | PROVIDE DM WITH POND C REPAIR PROPOSAL FROM VENDOR 2. | |
| 2025-06-09 | 238202113 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 3.00 | 190.00 | 570.00 | REVIEW ANNUAL DE REPORT. MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE (IN-PERSON). | |
| 2025-06-10 | 238202113 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 1.00 | 190.00 | 190.00 | EMAIL CORRESPONDENCE WITH DM. EMAIL CORRESPONDENCE WITH CLS REGARDING EXECUTED PROPOSALS. PROVIDE DM THE ANNUAL DE REPORT. | |
| 2025-06-11 | 238202113 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.50 | 190.00 | 95.00 | TEAM COORDINATION. | |
| 2025-06-12 | 238202113 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.50 | 190.00 | 95.00 | TEAM COORDINATION AND RESPOND TO DM REGARDING FHP TRAFFIC ENFORCEMENT AGREEMENT. | |
| 2025-06-16 | 238202113 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.50 | 190.00 | 95.00 | EMAIL CORRESPONDENCE WITH DM AND VENDOR FOR SCHEDULING REPAIRS. | |
| Total Project 238202113 | | | | | 9.50 | | \$1,787.75 | | |

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01459P

Date 07/18/2025

Attn:
Long Lake Reserve CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01459P

\$250.25

Public Board Meetings

RE: Long Lake Reserve Board of Supervisors Meeting on August 11, 2025

Published: 7/18/2025

RECEIVED
07/19/25

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$250.25

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

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Serial Number
25-01459P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Cyndi Gustafson who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Public Board Meetings

in the matter of Long Lake Reserve Board of Supervisors Meeting on August 11, 2025

in the Court, was published in said newspaper by print in the

issues of 7/18/2025

See Attached

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Cyndi Gustafson

Sworn to and subscribed, and personally appeared by physical presence before me,

18th day of July, 2025 A.D.

by Cyndi Gustafson who is personally known to me.



Notary Public, State of Florida
(SEAL)



Notice of Public Hearing and Board of Supervisors meeting of the Long Lake Reserve Community Development District

The Board of Supervisors (the "Board") of the Long Lake Reserve Community Development District (the "District") will hold a public hearing and a meeting on **August 11, 2025, at 6:00 p.m.** at the Long Lake Amenity Center, 19617 Breynia Drive, Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting (<https://www.longlakereservecd.org>) or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at (813) 994-1001 ext. 7858.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

Table of Proposed FY 2025/2026 O&M Assessments

| | | |
|------------------------------------|--|---------------------|
| TOTAL O&M BUDGET | | \$729,066.00 |
| COLLECTION COSTS @ 2.0% | | \$15,512.04 |
| EARLY PAYMENT DISCOUNT @ 4% | | \$31,024.09 |
| TOTAL O&M ASSESSMENT | | \$775,602.13 |

| LOT SIZE | EAU FACTOR ¹ | TOTAL NUMBER OF LOTS | PER LOT O&M 2025/2026 | 2025/26 INCREASE |
|---------------------|-------------------------|----------------------|-----------------------|------------------|
| PLATTED LOTS | | | | |
| Single Family 40' | 1.0/.80 | 99 | \$2,020.45 | \$65.12 |
| Single Family 50' | 1.0/1.0 | 124 | \$2,426.29 | \$84.33 |
| Single Family 60' | 1.0/1.2 | 97 | \$2,832.18 | \$103.54 |

¹ Equivalent Assessment Unit ("EAU")

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assess-

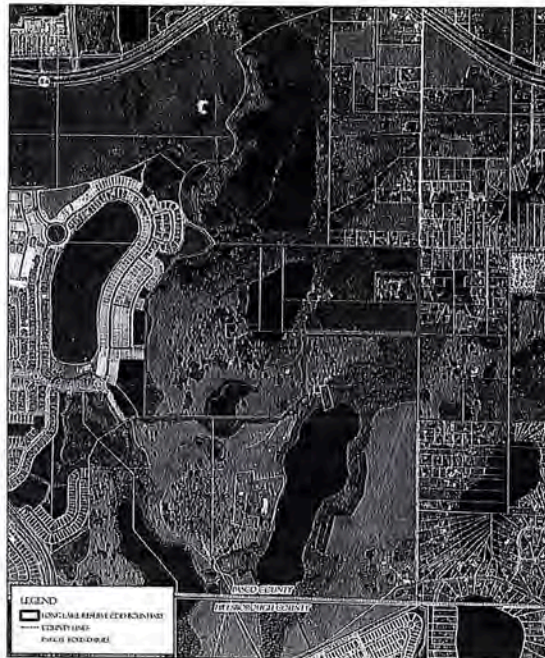
ments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Sean Craft
District Manager



July 18, 2025

25-01459P

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01537P

Date 07/25/2025

Attn:
Long Lake Reserve CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01537P

\$78.75

Notice of Public Hearing

RE: Long Lake Reserve Board of Supervisors Meeting on August 11, 2025

Published: 7/25/2025

RECEIVED
07/24/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$78.75

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

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The Board of Supervisors (the “**Board**”) of the Long Lake Reserve Community Development District (the “**District**”) will hold a public hearing and a meeting on **August 11, 2025, at 6:00 p.m.** at the Long Lake Amenity Center, 19617 Breynia Drive, Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting or may obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at (813) 994-1001 ext. 7858.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. For additional information, please check the District's website at <https://www.longlakereservecd.org>.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Sean Craft, District Manager
July 25, 2025

25-01537P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 938446 | 7/1/2025 |
| TERMS | PO NUMBER |
| Net 30 | |

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Long Lake Reserve CDD

Address: 1692 Nature View Dr
Lutz, FL 33558

Invoice Due Date: July 31, 2025

Invoice Amount: \$6,776.75

| Description | Current Amount |
|-----------------------------------------|----------------|
| Monthly Landscape Maintenance July 2025 | \$6,776.75 |

RECEIVED
06/24/25

Invoice Total **\$6,776.75**

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